

CITY OF VANCOUVER
REGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, June 1, 1976, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Phillips
Aldermen Bird, Bowers, Boyce, Cowie, Harcourt,
Kennedy, Rankin, Sweeney and Volrich

ABSENT: Alderman Marzari (Leave of Absence)

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that there were no matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bowers,
SECONDED by Ald. Rankin,

THAT the Minutes of the Special Council meeting (Court of Revision) of May 13, 1976, the Minutes of the Regular Council meeting (including the 'In Camera' portion) of May 18, 1976, and the Minutes of the Special Council meeting (Public Hearing) of May 27, 1976, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Bowers,
SECONDED by Ald. Bird,

THAT this Council resolve itself into Committee of the Whole, Mayor Phillips in the Chair.

- CARRIED UNANIMOUSLY

REPORT REFERENCE

Development Proposal - Phase II
Area 6, False Creek

Council had before it for consideration, the following reports on this matter:

- (a) Manager's report dated May 26, 1976, in which the False Creek Project Manager reported on the Design Team and terms of reference with respect to Phase II, Area 6, False Creek, the role and membership of the Advisory Working Committee, design solution and submitted recommendations.
- (b) Manager's report dated May 28, 1976, submitting a detailed report which contained comments of the Development Consultant on options with respect to the Phase II site. Particular attention is given with respect to:
 - (1) park and civic buildings option
 - (2) predominantly residential option.

The report contained comments from various members of the Working Committee and concluded with recommendations for Council consideration. In particular, the Development Consultant recommends the predominantly residential concept with which the City Manager concurs.

cont'd....

REPORT REFERENCE (cont'd)

Development Proposal - Phase II
Area 6, False Creek (cont'd)

- (c) Report from the Design Team.
- (d) Report of the City Manager dated May 31, 1976, in which the Director of Social Planning commented on the proposed housing development and emphasized his concern with respect to the 'noise' problems related to this site. In this regard, recommendations are set out.

A report reference was given by the False Creek Development Consultant, Mr. D. Sutcliffe, and other members of the Design Team. Various options were illustrated by means of slides which included illustrations of site problems, e.g. noise control, bridge reinforcement, soil conditions and also including the costs of the various options before Council this day.

Commissioner Brown, Chairman of the Park Board, spoke to Council on the Board's letter dated June 1, 1976, circulated this day and containing the following resolutions:

"WHEREAS the proposed high density does not provide an adequate amount of public park land;

AND WHEREAS there is a long standing deficiency in the adjacent Fairview Slopes area, particularly in active recreation space;

AND WHEREAS the proposed development is extremely close to the narrow waterfront pathway;

BE IT RESOLVED that the Board request City Council to consider reduction in the residential plans for Phase II, Area 6, False Creek, particularly on the east side of the development to keep enough open space for a full size playing field and a deep strip of public open space behind the waterfront pathway."

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"THAT the Board urge City Council to work with the Granville Island Trustees in an effort to gain complementary open space adjacent to Phase II, Area 6, development."

MOVED by Ald. Bowers,
THAT the following two recommendations contained in the Manager's report dated May 28, 1976, be approved:

- (a) Council endorse the predominantly residential concept contained in this report and in the report of the Design Team and refer it to the Director of Planning to prepare an Area Development Plan in consultation with the Development Consultant and the Design Team for consideration at a Public Hearing.
- (b) Council convey to the Granville Island Trust appreciation for the co-operative attitude expressed with respect to the public open space and the development of Granville Island, and a desire to continue discussion regarding the open space and the provision of parking in Phase 2 for part of the Granville Island demand.

FURTHER THAT it be understood that reference to a Public Hearing is subject to Council being assured before hand that the noise considerations have been met satisfactorily.

- CARRIED

(Aldermer Bird, Boyce, Kennedy and Sweeney opposed)

cont'd....

REPORT REFERENCE (cont'd)

Development Proposal - Phase II
Area 6, False Creek (cont'd)

MOVED by Ald. Boyce,
THAT consideration of this matter be deferred and referred to the Planning and Development Committee for a further study to determine Council's option for this area, taking into consideration comments of the members of the Study Team contained in report (b) and other related matters.

- LOST

(Aldermen Bowers, Cowie, Harcourt, Rankin, Volrich
and the Mayor opposed)

The Director of Planning requested guidance from Council as to whether Council considers public information is desirable prior to a Public Hearing on this area. In addition, he requested an opportunity to obtain clear guidelines on all the points raised by the Planning Department in report (b) to enable him to appropriately prepare an Area Development Plan for presentation to a Public Hearing.

Alderman Bowers answered that, generally, the first recommendation in the Manager's report of May 28, 1976, provides guidance, with certain exceptions on which he elaborated.

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RECOGNITION - Mr. W.A. Snowdon

At this point in the proceedings, Council recognized Mr. Walton H. Snowdon, Provincial Area Assessor, and the former Assessment Commissioner of the City of Vancouver, who retired on May 31, 1976.

MOVED by Ald. Bird,
THAT WHEREAS Walton H. Snowdon joined the staff of the City of Vancouver, Water Rates Department on July 28, 1930;

AND WHEREAS Walton H. Snowdon transferred to the Assessment Department as a Clerk on January 1, 1945;

AND WHEREAS Walton H. Snowdon advanced within the Assessment Department to the position of Deputy Assessment Commissioner, which post he held until his appointment as Assessment Commissioner on May 2, 1963;

AND WHEREAS he remained in the position of Assessment Commissioner for the City of Vancouver until July, 1974, when the Assessment Department was transferred to Provincial jurisdiction;

THEREFORE BE IT RESOLVED THAT the City of Vancouver be and is hereby recorded as extending to

WALTON H. SNOWDON

sincere and grateful appreciation for his loyal and most efficient services to the City of Vancouver for more than forty-four years.

- CARRIED UNANIMOUSLY

Mayor Phillips presented Mr. Snowdon with a set of silver cuff links bearing the City Crest as well as a copy of the 'Vancouver Book'.

Mr. Snowdon replied and thanked Council for their generosity.

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The Council recessed at 3:50 p.m. and reconvened at 4:05 p.m.

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UNFINISHED BUSINESSEnforcement of the Fire By-law
Outside the Core Area

At its meeting on May 11, 1976, after hearing delegations and receiving a report from the Provincial Fire Marshal on the above-noted subject matter, City Council deferred consideration of the following until the June 1, 1976, meeting. At that time the Assistant Director, Inspection and Enforcement Division, in conjunction with the Fire Chief was to report on some alternative methods to the requirements of Section 38 of the Fire By-law as well as comments on the representations made by the delegations:

- (a) Provincial Fire Marshal's report on the City Fire By-law
- (b) Recommendations of the Standing Committee on Housing and Environment meeting of April 29, 1976.

Council had for consideration today, a City Manager's report dated May 26, 1976, in which the Assistant Director, Inspection and Enforcement Division, Permits and Licenses Department and the Fire Chief reported on upgrading of residential occupancies, in particular hotels and apartments, and a Manager's report dated May 31, 1976, in which the Assistant Director, Inspection and Enforcement Division submitted for Council's consideration a summary list of the recommendations presented to City Council at its meeting May 11, 1976.

MOVED by Ald. Harcourt,
THAT

- (a) both the Building and Fire By-laws of the City be amended along the lines of the National Building and Fire Codes so as to permit deviations but along set guidelines which would apply generally to all existing multiple residential occupancies, not only hotels and apartments, and that anyone who feels aggrieved by the application of any of those guidelines be allowed to present their case to an independent nonpolitical appeal body. Further that, the existing Building By-law Board of Appeal be designated as this appeal body and be renamed the Building Board of Appeal with jurisdiction over the Building and Fire By-laws;
- (b) Sections 37 through to 43B of the Fire By-law be studied and modified if need be, to assure consistency between the City's Building and Fire By-laws.

- CARRIED UNANIMOUSLY

MOVED by Ald. Rankin,

THAT the Provincial Fire Marshal, the Fire Chief and the Assistant Director, Inspection and Enforcement Division, Permits and Licenses Department, be instructed to draw up the set guidelines referred to and report back to Council for information.

- CARRIED UNANIMOUSLY

The Council agreed to defer consideration of the following items of Unfinished Business pending the hearing of delegations later this day:

- (a) Tax Buyers - By-law to Regulate
- (b) Neighbourhood Pub - 1445 East 41st Avenue
- (c) 1976 Civic Cultural Grant Request Appeals
 - (i) Vancouver Bach Choir
 - (ii) Columbia Society of the Arts.

(See pages 25 to 27 inclusive)

COMMUNICATIONS OR PETITIONS1. 1976 Revenue Budget Estimates:
Interim Report - Police Department

The Council noted the following letter from the Police Department dated May 13, 1976:

The 1976 Vancouver Police Department Supplemental Budget originally contained requests for 7½ additional civilian positions. The requests were supported by documentation indicating that without these additional positions it would be impossible to maintain the standard of service felt necessary by the police department management. In certain instances, the civilian staff would free-up police members for operational duties.

The positions requested were as follows:

1. Clerk Typist II -- Homicide & Robbery and
Missing Persons Squad
2. Clerk Typist II -- Stolen Auto Squad
3. Clerk Typist II (Part-time) -- Hit & Run Squad
4. Civilian Fingerprint Technician
5. 2 - Clerk Typists II -- Case Reports
6. Key punch Operator I -- Statistics Section
7. Building Service Worker I -- Oakridge Station.

On March 22, 1976 the Budget Review Committee set aside all of these requests on the basis that additional staff represented an improvement in the quality of the service and it was beyond their terms of reference to approve or disapprove.

On April 8, 1976, we appeared at the budget appeal hearings in front of the Standing Committee on Finance and Administration and spoke to our appeals. At this time, we had revised our requests by eliminating Item 7, which became unnecessary due to commencement of building remodelling and the vacating of one floor of the Public Safety Building. A new item 7 was added, which was omitted in error from the original estimates, in the form of a Clerk-Steno II -- Supt. of Patrol Division South. The chairman of the Standing Committee indicated that we had won our appeal in relation to 5 of the positions, specifically, Items 1, 2, 3, 4, 7. We then concluded our presentation, accepting the decision.

On April 13, 1976, Council approved the recommendations of the Standing Committee and we were informed of the results as follows:

Approved.

- Item 1. Clerk Typist II
Homicide & Robbery
- Item 7. Clerk-Steno II
Supt. of Patrol Division South
- Item 3. Clerk Typist II (Part-time)
Hit & Run Squad.

These approvals were, in fact, only one half of the positions that we believed we had been granted by the Standing Committee.

Therefore, we now request further consideration be given to Item 6 and Item 2.

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COMMUNICATIONS OR PETITIONS (cont'd)1976 Revenue Budget Estimates: Interim
Report - Police Department (cont'd)Item 6 -- Keypunch Operator I -- Statistics Section

This position should be given top priority. The Statistics Section has at present an established strength of two Keypunch Operator I's and one Keypunch Operator II. These positions are presently filled.

The workload of the present staff is such that they are unable to meet any of their valid deadlines and there is a constant delay in all their operations. Should there be any unscheduled time off, e.g. sick time, then a crisis situation occurs and delays are extended.

The Statistics Section is meant to be an information storage and dissemination centre, however, because of the heavy workload, a minimum amount of dissemination is carried out.

One program, "Computer Geo-Coding", has already had to be dropped because of the initial rejection of the budget request. We were using temporary help to assist in this activity which commenced with the Team Policing project. This will result in a long delay in the implementation of effective trend analysis required by management for future planning.

Thus, the present workload alone more than justifies the additional operator, however, future needs should also be considered. Without an additional operator, future studies requiring the use of a computer will have to be postponed or cancelled. Should the studies be delayed or discontinued, it is felt that the overall future operation of the Police Department will suffer.

Item 2 -- Clerk Typist II -- Stolen Auto Squad

With the present system of motor vehicle registration, the government involvement in auto insurance (ICBC) combined with the lack of proper controls on auto scrap yards and used car dealers, this city has the potential for becoming one of the major North American centres for organized stolen cars activity. This potential can be minimized and, hopefully, eliminated by having Detectives investigating and following up leads on the "street." Too large a proportion of the Stolen Auto Squad's work is presently tied up on clerical functions.

Following is a chart breaking down the Squad and the hours spent on clerical and telephone duties. This chart was prepared in 1974 and since that time, clerical duties have increased. The increase is due, in the main, to the increased workload caused since ICBC began operations:

	<u>Hours Per Day</u>		
	<u>Inside</u>	<u>Clerical</u>	<u>Telephone</u>
1 S/Sgt.	8	1	1½
1 Sgt.	4	1	1
2 Dets.	5 ea.	8	2
3 Dets.	4 ea.	1½	1½
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56 Man Hrs. Per Day	34	11½	6

Note: Half of the phone enquiries could be handled by clerical help = 3 Hours.

Total: 14½ Hours

The above two Detectives who spend 5 hours each inside and 8 hours total on clerical work should be put into the field by having their function taken over by full time civilian staff. There is more than 6½ hours clerical work and phone enquiry assistance per day within the Squad which could be relieved by this civilian help. Since this is being done by a Detective (minimum pay grade \$1,577/mo.), the savings are real, since at least two Detectives will be released for investigative duties. This could be accomplished by adding a Clerk Typist II to the Stolen Auto Squad

cont'd....

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COMMUNICATIONS OR PETITIONS (cont'd)

1976 Revenue Budget Estimates: Interim
Report - Police Department (cont'd)

Summary:

Additional civilian staff is required due to increased demands for service from the public and because of the need to provide support services to the additional 120 police members now in the field.

Allerman Bowers indicated that he had been advised by the Police Department that the only urgent items were 2 and 6 i.e. Clerk Typist II - Stolen Auto Squad and Key punch Operator I - Statistics Section.

MOVED by Ald. Bowers,

THAT the above two positions requested by the Police Department be approved.

- CARRIED UNANIMOUSLY

2. Grant Request re Annual
Celebration - Peace Arch
Association

The International Peace Arch Association requested a renewal of its annual grant of \$100.00 to help defray any expenses in planning of the Association's annual celebration on the 2nd Sunday in June at the Peace Arch Park.

MOVED by Ald. Bird,

THAT a grant of \$100.00 to the International Peace Arch Association be approved.

- CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

3. Summer Council Meetings

In a memorandum dated May 20, 1976, Mayor Phillips recommended that Council establish a summer schedule for July and August, 1976, using 9:30 a.m. as the commencement time for Council meetings with delegations being heard at 2:00 p.m.

MOVED by Ald. Rankin,

THAT the foregoing recommendation of the Mayor be approved.

- CARRIED

(Alderman Cowie opposed)

4. Traffic Problems at Mayfair
Hotel, 845 Hornby Street

Council noted a request from Meredith & Company dated May 21, 1976, to appear as a delegation on behalf of the Mayfair Hotel, 845 Hornby Street. Council was advised this matter pertains to traffic problems at the Hotel on which the Engineering Department is preparing a report to Council.

MOVED by Ald. Rankin,

THAT the delegation request from Meredith & Company be granted when the report of the City Engineer is before Council.

- CARRIED UNANIMOUSLY

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COMMUNICATIONS OR PETITIONS (cont'd)

5. 21st Triennial Meeting of
International Council of
Women - Grant Request

MOVED by Ald. Boyce,

THAT a grant, up to a maximum of \$500.00 to the International Council of Women, be approved in connection with the 21st Triennial Meeting of the International Council of Women.

- LOST NOT HAVING RECEIVED
THE REQUIRED MAJORITY

(Aldermen Bowers, Sweeney, Volrich and the
Mayor opposed)

MOVED by Ald. Bowers,

THAT no action be taken on this matter.

- CARRIED UNANIMOUSLY

6. Future Use of Habitat Forum
and the Habitat Pavilion

The Vancouver Board of Trade in a letter dated May 21, 1976, recommended that an investigating committee be established containing representatives of all three levels of government, the Park Board and the University of British Columbia to determine if Habitat Forum and the Habitat Pavilion should be retained, the means of doing so and the purpose and use of the facilities.

Commissioner Brown, Chairman of the Park Board, advised that the Park Board has already established a committee to investigate whether Habitat Forum should be retained.

MOVED by Ald. Cowie,

THAT no action be taken with respect to Habitat Forum, but that the matter of retention of the Habitat Pavilion in front of the Court House be referred to the Planning and Development Committee for consideration.

- CARRIED UNANIMOUSLY

7. Effect of Bill C-61 on
B.C.-Alaska Cruise Traffic

Council had for consideration, the following memorandum dated May 27, 1976, from Mayor Phillips:

A recent article by Norman Hacking in the Province followed up by an editorial indicated that a new Shipping Bill, Bill C-61, could have the effect of killing most of the passenger cruise traffic to Alaska from British Columbia.

In 1974, 70,000 cruise passengers visited Vancouver and brought \$ 29 million worth of business to this community. This year's traffic is likely to exceed 100,000 passengers.

Bill C-61 raises the controversial issue on whether or not Canada should have an Act similar to the Jones Act in the U.S. I know there are differences of opinion on this subject within Council but I think all members of Council would agree that we would not want to lose passenger cruise business. It is very important to the City of Vancouver.

Therefore I recommend that we urge the Federal Government in considering Bill C-61 or any other similar Bills, to ensure that the passenger cruise traffic between Alaska and British Columbia is not detrimentally affected. I think we should send copies of any resolution that we pass to all Vancouver M.P.'s.

cont'd....

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COMMUNICATIONS OR PETITIONS (cont'd)

Effect of Bill C-61 on B.C. -
Alaska Cruise Traffic (cont'd)

MOVED by Ald. Harcourt,
THAT the recommendation of the Mayor contained in the
foregoing memorandum be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
MAY 28, 1976

Works & Utility Matters
(May 28, 1976)

The Council considered this report which contains three
clauses identified as follows:

- Cl. 1: Closure of portion of the Lane North of
Nassau Drive at Argyle Drive
- Cl. 2: Local Improvements on the 'Initiative Principle'
- Cl. 3: Tender Awards

The Council took action as follows:

Closure of Portion of Lane North
of Nassau Drive at Argyle Drive
(Clause 1)

MOVED by Ald. Bowers,
THAT the recommendation of the City Manager contained in
this Clause be approved.

- CARRIED UNANIMOUSLY

Local Improvements on the
'Initiative Principle' (Clause 2)

MOVED by Ald. Boyce,
THAT the recommendations of the City Manager contained in
this Clause be approved.

- CARRIED BY THE REQUIRED
MAJORITY

(Alderman Harcourt opposed)

Tender Awards
(Clause 3)

MOVED by Ald. Bird,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(May 28, 1976)

The Council considered this report which contains eleven
clauses identified as follows:

- Cl. 1: Local Area Planning Workshop
- Cl. 2: Text Amendment to CD-1 By-law - Crofton
Manor, 2803 West 41st Avenue
- Cl. 3: Cedar Cottage N.I.P. Appropriation - Cedar
Cottage Park - Stage Two and Tyee Elementary
School Grounds Stage Two

cont'd....

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Building & Planning Matters
(May 28, 1976) (cont'd)

- Cl. 4: Bilingual Street Name Signs - Strathcona
- Cl. 5: Retention of Addition - 3390 East 49th Avenue
- Cl. 6: Oppenheimer Area Planning Committee
- Cl. 7: 3543 Point Grey Road - D.P.A. #73221
- Cl. 8: Opposition to Development at 1974 to 1966
West 6th Avenue
- Cl. 9: Retention of Dwelling Unit - 5051 Ann Street
- Cl. 10: Retention of Dwelling Unit - 5821 Clarendon Street
- Cl. 11: Request for Rezoning - Kitsilano Area

The Council took action as follows:

Clauses 1 and 2

MOVED by Ald. Bird,

THAT Clause 1 be received for information and the recommendation of the City Manager contained in Clause 2 be approved.

- CARRIED UNANIMOUSLY

Clauses 3 and 6

MOVED by Ald. Harcourt,

THAT the recommendations of the City Manager contained in Clauses 3 and 6 be approved.

- CARRIED UNANIMOUSLY

Bilingual Street Name Signs
Strathcona (Clause 4)

MOVED by Ald. Harcourt,

THAT the recommendation of the Strathcona Rehabilitation Committee that bilingual (English and Chinese) street name signs be erected in the Strathcona area, be approved;

FURTHER THAT the City's costs of \$1,250.00 to be provided from Urban Renewal Capital Funds.

- CARRIED

(Aldermen Boyce and Rankin opposed)

Retention of Addition - 3390
East 49th Avenue (Clause 5)

MOVED by Ald. Harcourt,

THAT consideration of this Clause be deferred pending the hearing of a delegation from Mr. J.W. Zotzman as requested.

- CARRIED UNANIMOUSLY

3543 Point Grey Road -
D.P.A. #73221 (Clause 7)

It was agreed to defer consideration of this Clause pending the hearing of a delegation later this day. See page 25.

Opposition to Development at
1974-1996 West 6th Avenue
(Clause 8)

MOVED by Ald. Harcourt,

THAT consideration of this Clause be deferred pending the hearing of a delegation from Mr. D. Whorley as requested.

- CARRIED

(Alderman Bowers opposed)

cont'd....

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Building & Planning Matters
(May 28, 1976) (cont'd)

Retention of Dwelling Unit -
5051 Ann Street (Clause 9)

MOVED by Ald. Bird,

THAT Mrs.D.K. Gill be permitted to retain the dwelling unit on the lower floor on the basis of hardship.

- LOST

(Aldermen Bowers, Boyce, Sweeney, Volrich and the Mayor opposed) - - - - -

(During consideration of the foregoing Clause, Alderman Harcourt left the meeting) - - - - -

Retention of Dwelling Unit
5821 Clarendon Street (Clause 10)

MOVED by Ald. Rankin,

THAT the application from the tenant Mr. R.V. Robinson for the retention of a basement dwelling unit at 5821 Clarendon Street, be approved on the basis of hardship.

- LOST

(Aldermen Bowers, Cowie, Sweeney, Volrich and the Mayor opposed)

Request for Rezoning - Kitsilano
Area (Clause 11)

MOVED by Ald. Volrich,

THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

Licenses & Claims Matters
(May 28, 1976)

P.C. 593 D.G. Singh:
Legal Expenses (Clause 1)

MOVED by Ald. Rankin,

THAT the City Council of the City of Vancouver supports the request of the Vancouver Police Board to the B.C. Police Commission that the Police Act be amended to give discretionary powers to the City Council to provide for payment of legal expenses for police members charged with criminal offences.

- CARRIED UNANIMOUSLY

Fire & Traffic Matters
(May 28, 1976)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Gastown Merchants' Association Debt to the City of Vancouver
- Cl. 2: Street Closure - Napier Street from Commercial Drive to Lane West of Commercial Drive
- Cl. 3: Victoria Drive Annual Gala Day Grant Request

The Council took action as follows:

cont'd....

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Fire & Traffic Matters
(May 28, 1976) (cont'd)

Gastown Merchants' Association
Debt to the City of Vancouver
(Clause 1)

The Mayor indicated that the Gastown Merchants' Association have questions with respect to discrepancies between the 1975 bill from the City and the bill for 1974.

MOVED by Ald. Bowers,

THAT this Clause be referred back to the Director of Finance to review with the Gastown Merchants' Association particularly on the basis of their enquiries, and report back.

- CARRIED UNANIMOUSLY

Street Closure - Napier Street from
Commercial Drive to Lane West of
Commercial Drive (Clause 2)

MOVED by Ald. Bowers,

THAT the request from the Community Education Co-ordinator of the Britannia Community Services Centre that Napier Street from Commercial Drive to the lane west of Commercial Drive be closed to vehicular traffic on Saturday, June 5, 1976, from 7:00 p.m. to 12:00 midnight, subject to the following conditions, be approved:

- (1) That any structures to be erected on the street or any attachments to street furniture be to the approval of the City Engineer;
- (2) That unrestricted access be provided for emergency vehicles;
- (3) The cost of any street cleaning required over and above normal street cleaning be borne by the City;
- (4) The cost of temporary traffic controls be borne by the City.

- CARRIED UNANIMOUSLY

Victoria Drive Annual Gala
Day Grant Request (Clause 3)

MOVED by Ald. Sweeney,

THAT a grant of up to \$500.00 be made to the Victoria Drive Community Hall Association in connection with temporary signing and extra street cleaning required for the Association's annual gala day parade to take place on Saturday, June 19, 1976.

- CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

Finance Matters
(May 28, 1976)

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Tenders for Oakridge Police Sub-Station Addition
- Cl. 2: Downtown Parking Corporation - Tax Refund Notes
- Cl. 3: Park Board - Staffing (Clerical Position in Chief Cashier's Office)
- Cl. 4: Additional Staff - Property & Insurance Division, Finance Department
- Cl. 5: Kiwanis Senior Citizens' Housing - Yukon at S.W. Marine Drive

The Council took action as follows:

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

Finance Matters
(May 28, 1976) (cont'd)

Clauses 1, 2, 3 and 4

MOVED by Ald. Volrich,
THAT the recommendations of the City Manager contained in
Clauses 1, 2, 3 and 4 be approved.

- CARRIED UNANIMOUSLY

Kiwanis Senior Citizens' Housing -
Yukon at S.W. Marine Drive (Clause 5)

MOVED by Ald. Bird,
THAT the expenditure by the City of approximately \$12,000
be approved to cover the cost of installing concrete curbs and
gutters, concrete sidewalk and asphalt surfacing between the
existing paved strips and the curb and gutter on Yukon Street
abutting the Kiwanis-Soroptimist Senior Citizens' Housing
Project at 8080 Yukon Street.

- CARRIED

(Alderman Bowers opposed)

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(During consideration of the foregoing Clause,
Alderman Harcourt returned to the meeting.)

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Personnel Matters
(May 28, 1976)

Leave of Absence with Pay - Captain
R. Ross, Fire Department (Clause 1)

MOVED by Ald. Bird,
THAT Council grant Captain R. Ross, Vancouver Fire
Department, 15 days leave of absence with pay from July 12, 1976,
to July 30, 1976, in order that he may complete his commitment as
Assistant Manager of Canada's Olympic Rowing Team.

- CARRIED UNANIMOUSLY

Property Matters
(May 28, 1976)

The Council considered this report which contains three
clauses identified as follows:

- Cl. 1: Tenders re Coffee Shop in Britannia Community
Services Centre
- Cl. 2: Demolitions - 2823-25 & Rear Dwelling at 2831
Point Grey Road
- Cl. 3: Sale of Property - N/S Adanac between Kootenay
and Skeena and N/S King Edward between Prince
Edward and St. George

The Council took action as follows:

Clauses 1, 2 and 3

MOVED by Ald. Volrich,
THAT the recommendations of the City Manager contained in
Clauses 1 and 3 be approved and Clause 2 be received for
information.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S AND OTHER REPORTS (cont'd)

B. Property Endowment Fund -
Properties withheld from Sale

Council had for consideration a report of the City Manager dated April 22, 1976, in which the Supervisor of Property and Insurance reported on behalf of the Property Endowment Fund Board on the matter of properties withheld from sale.

MOVED by Ald. Kennedy,
THAT the recommendation of the City Manager contained in this report be approved.

- CARRIED UNANIMOUSLY

C. Family Housing - Apartment Form

The Council considered a Manager's report dated May 18, 1976, in which the Director of Housing reported on the matter of family housing - apartment form.

MOVED by Ald. Harcourt,
THAT the proposals submitted by the Director of Housing with respect to family housing - apartment form, be approved;

FURTHER THAT the Director of Housing be instructed to submit the proposals to the Federal and Provincial Governments for approval.

- CARRIED UNANIMOUSLY

D. Vancouver East Lions Club,
1717 Adanac Street - D.P.A.

The Council considered a report of the City Manager dated May 28, 1976, in which the Director of Planning reported on the proposed senior citizens apartment building on site and further to Council's action of May 18, 1976.

MOVED by Ald. Harcourt,
THAT alternative 2(a) quoted in the Manager's report be approved.

- CARRIED

(Aldermen Bowers and Cowie opposed)

(Aldermen Harcourt and Volrich will endeavour to be present at the Board of Variance meeting when this item is on the agenda.)

I. Report of Standing Committee
on Community Services,
May 12, 1976

Multi-Use Centre - Central/Oliver
Hotels (Clause 1)

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

II. Report of Standing Committee
on Finance & Administration,
May 13, 1976

Health Department - Space
Requirements (Clause 1)

MOVED by Ald. Volrich,
THAT the recommendations of the Committee contained in this Clause be approved.

- CARRIED UNANIMOUSLY

Regular Council, June 1, 1976 15

CITY MANAGER'S AND OTHER REPORTS (cont'd)

III. Report of Standing Committee
on Community Services,
May 13, 1976

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Steams Hot Dogs - Request for Extension of Hours
- Cl. 2: Red Door Rental Aid
- Cl. 3: City Involvement in Police and Community Services Project in Southeast Vancouver
- Cl. 4: Social Services Grants - Quarterly Report

The Council took action as follows:

Clauses 1, 3 and 4

MOVED by Ald. Rankin,

THAT Clauses 1 and 3 be received for information and the recommendations of the Committee contained in Clause 4 be approved.

- CARRIED UNANIMOUSLY

(Clause 4 was carried unanimously and by the required majority)

Red Door Rental Aid
(Clause 2)

MOVED by Ald. Rankin,

THAT the resolution of the Committee contained in this Clause be received for information and the recommendation be approved.

- CARRIED UNANIMOUSLY

IV. Report of Standing Committee
on Planning and Development,
May 13, 1976

The Council considered this report which contains five clauses identified as follows:

- Cl. 1: Monthly Status of Rezoning Applications
- Cl. 2: Kitsilano Area Planning Program - Apartment Area Plan Implementation of Policies Relating to Street Improvements
- Cl. 3: Heritage Designation 'B' Schedule
- Cl. 4: Reports on Still Creek
- Cl. 5: Public Open Space Potential of the Gastown Right-of-Way

The Council took action as follows:

Clauses 1, 2, 3, 4 and 5

MOVED by Ald. Bowers,

THAT Clauses 1 and 4 be received for information and the recommendations of the Committee contained in Clauses 2, 3 and 5 be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

V. Report of Standing Committee
on Housing and Environment,
May 20, 1976

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Fire By-law - Emergency Lighting Requirements
5475 Vine Street
- Cl. 2: Housing and Relocation Services
- Cl. 3: Victory Hotel, 391 Powell Street -
Proposal to Purchase
- Cl. 4: Fairview Slopes Policy Plan - Housing
and Social Mix

The Council took action as follows:

Clauses 1 and 3

MOVED by Ald. Harcourt,

THAT Clause 1 be received for information and the recommendation of the Committee contained in Clause 3 be approved.

- CARRIED UNANIMOUSLY

Housing and Relocation
Services (Clause 2)

MOVED by Ald. Kennedy,

THAT Council approve additional funding to September 30, 1976, to the Red Door Rental Aid Society and the Y.W.C.A. Rooms Registry in the amounts of \$18,000 and \$10,000 respectively;

FURTHER THAT recommendations B and C of the Committee contained in this Clause be approved and the following be added as recommendation D:

"D. THAT the Director of Social Planning report back to Council, with statistics, on the operation of the above two rental agencies before the end of July, 1976."

- CARRIED UNANIMOUSLY AND
BY THE REQUIRED MAJORITY

(An earlier motion by Alderman Harcourt to approve funding in the amount of \$53,000 for the Red Door Rental Aid Society and \$30,000 for the Y.W.C.A. Rooms Registry was put and lost.

Opposed: Aldermen Bowers, Kennedy, Sweeney and Volrich)

Fairview Slopes - Policy Plan -
Housing & Social Mix (Clause 4)

It was agreed to defer consideration of this Clause until later this day when Council will be dealing with Report IX on the subject. See page 19.

VI. Report of Standing Committee
on Finance & Administration,
May 20, 1976

The Council considered this report which contains two clauses identified as follows:

- Cl. 1: Park Board Responsibility Matrix Study
- Cl. 2: The Highland Echo

The Council took action as follows:

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Finance & Administration,
May 20, 1976 (cont'd)

Park Board Responsibility
Matrix Study (Clause 1)

MOVED by Ald. Volrich,
THAT recommendations A to O of the Committee contained in
this Clause be approved.

- CARRIED UNANIMOUSLY

Commissioner Brown, Chairman of the Park Board, spoke briefly
to recommendation 7(6) of the Steering Committee re possession of,
exclusive jurisdiction and control of, real property.

MOVED by Ald. Boyce,
THAT recommendation 7(6) of the Steering Committee referred
to in the Standing Committee's report page 5(P), and reading as
follows, be approved:

"7(6) Possession of, and exclusive jurisdiction and control
of real property includes the authority to determine
how such real property shall be used, what fees or
rental charges shall be levied; and what improvements
shall be made thereon, including the removal or
demolition of any existing improvements."

- CARRIED

(Aldermen Rankin and Sweeney)

The Highland Echo
(Clause 2)

MOVED by Ald. Volrich,
THAT Clause 2 be received for information.

- CARRIED UNANIMOUSLY

VII. Report of Standing Committee
on Community Services,
May 20, 1976

The Council considered this report which contains nine
clauses identified as follows:

- Cl. 1: Liquor Permit Application -
1251 Howe Street
- Cl. 2: Liquor Permit Application -
1094 Richards Street
- Cl. 3: Liquor Permit Application -
1030 Denman Street
- Cl. 4: Neighbourhood Pub Application -
2354-2356 West 41st Avenue
- Cl. 5: Results of Petition Plebiscite on Pub
Application - 3728 Clark Drive
- Cl. 6: Enumeration of Voters in the Downtown
Eastside Area
- Cl. 7: Sale of Glue to Juveniles
- Cl. 8: Shannor Day Care Centre
- Cl. 9: City Involvement in Police and Community
Services Project in Southeast Vancouver

The Council took action as follows:

Clauses 1 to 9 inclusive

MOVED by Ald. Rankin,
THAT the recommendations of the Committee contained in
Clauses 1, 2, 3, 5 and 8 be approved and Clauses 4, 6, 7 and
9 be received for information.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

VIII. Report of Standing Committee
on Community Services,
May 21, 1976

Establishment of Detoxification
Facility at China Creek Park
(Clause 1)

MOVED by Ald. Rankin,
THAT this Clause be received for information.

- CARRIED UNANIMOUSLY

(The Mayor advised that he has been appointed to the Advisory Committee of the Alcohol and Drug Commission and, at the last meeting of the Advisory Committee, he obtained the agreement of the Committee to record several items as joint high priorities including the Downtown Detoxification Centre as well as a detoxification centre in the Fraser Valley.)

IX. Report of Standing Committee
on Planning and Development,
May 25, 1976

Fairview Slopes Policy
Plan (Clause 1)

Alderman Bowers requested that Policy 27 be amended by changing the word "and" after Fairview Slopes to "by". The Council so agreed.

MOVED by Ald. Bowers,
THAT Policy 3 be amended by inserting the following after the words "January 1, 1975":

"or up to 50% of the floor area whichever is the greater".

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
THAT recommendation N of the Committee on page 12 of the Clause, be approved after amendment to read as follows:

"That Policy 41 relating to pedestrian-oriented community facilities be referred to the False Creek Project Manager for comment and report back."

- CARRIED UNANIMOUSLY

(Underlining denotes amendment)

MOVED by Ald. Bowers,
THAT recommendation A of the Committee contained in this Clause be approved after amendment to read as follows:

"That the foregoing Policies 1, 2, 3 as amended this day, 5, 6, 7, 8, 9, 10, 11, 12 excluding 12(1) and 12(q), 15, 16, 17, 18 and 19 be adopted and the Director of Planning instructed to prepare a modified CRM District Schedule based on these policies and apply for rezoning."

- CARRIED UNANIMOUSLY

(Underlining denotes amendment)

cont'd....

CITY MANAGER'S AND OTHER REPORTS (cont'd)

Report of Standing Committee
on Planning and Development,
May 25, 1976 (cont'd)

Fairview Slopes Policy Plan
(Clause 1) (cont'd)

MOVED by Ald. Bowers,
THAT recommendations B to M and O of the Committee contained
in this Clause be approved.

- CARRIED

(Alderman Kennedy opposed)

MOVED by Ald. Kennedy in amendment,
THAT recommendation H of the Committee contained in this
Clause be deleted.

- LOST

(Aldermen Bird, Boyce, Cowie, Harcourt, Rankin, Sweeney,
Volrich and the Mayor opposed)

MOVED by Ald. Volrich in amendment,
THAT recommendation H of the Committee contained in this
Clause be amended by deleting Policy 24.

- LOST

(Aldermen Bird, Cowie, Harcourt, Rankin, Sweeney and
the Mayor opposed)

The motions to amend having lost, the motion by Alderman
Bowers was put and CARRIED.

MOVED by Ald. Rankin,
THAT the City shall purchase, as soon as possible,
sufficient land to build 80 units of social housing.

- LOST (Tie vote)

(Aldermen Bowers, Cowie, Kennedy, Volrich and the
Mayor opposed)

Report of Standing Committee
on Housing and Environment,
May 20, 1976 (cont'd)

Fairview Slopes - Policy Plan -
Housing & Social Mix (Clause 4)
(cont'd)

MOVED by Ald. Bowers,
THAT this Clause of the report of the Standing Committee
on Housing and Environment dated May 20, 1976, be received
only, in view of action taken by Council on the detailed
report of the Standing Committee on Planning and Development
dated May 25, 1976.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (cont'd)

- X. Report of Standing Committee
on Planning and Development,
May 27, 1976

Proposed Area Development Plan
Area 10A - False Creek (Clause 1)

MOVED by Ald. Bowers,
THAT the recommendation of the Committee contained in this
Clause be approved after amendment to read as follows:

"That the Director of Planning be instructed to make
application to establish an Area Development Plan
for Area 10A in False Creek and refer such
application to a Public Hearing, subject to any
necessary amendments being to the mutual
satisfaction of the officials concerned."

- CARRIED UNANIMOUSLY

(Underlining denotes
amendment)

COMMITTEE OF THE WHOLE

MOVED by Ald. Bowers,
THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bowers,
SECONDED by Ald. Sweeney,
THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

- 1. BY-LAW TO AMEND BY-LAW NO. 4450,
BEING THE LICENSE BY-LAW (Self-
Serve Gas Stations)

MOVED by Ald. Cowie,
SECONDED by Ald. Sweeney,
THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer
declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Cowie,
SECONDED by Ald. Sweeney,
THAT the By-law be given second and third readings and the
Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

BY-LAWS (cont'd)

2. BY-LAW TO AMEND BY-LAW NO. 284),
BEING THE STREET AND TRAFFIC BY-
LAW (Increase fees for temporary
occupancy of street space)

MOVED by Ald. Harcourt,
SECONDED by Ald. Bird,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer
declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Harcourt,
SECONDED by Ald. Bird,

THAT the By-law be given second and third readings and the
Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

3. BY-LAW TO AMEND BY-LAW No. 3575
BEING THE ZONING AND DEVELOPMENT
BY-LAW.
(To Establish a Building Line
on Point Grey Road)

MOVED by Ald. Bowers
SECONDED by Ald. Harcourt

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer
declared the By-law open for discussion and amendment.

There being no amendments, it was

MOVED by Ald. Bowers
SECONDED by Ald. Harcourt

THAT the By-law be given second and third readings and the
Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

(Aldermen Marzari, Rankin and Sweeney were excused from
voting on this By-law)

MOTIONS

- A. Allocation of Land for Lane
Purposes - 2146 West 6th Avenue

MOVED by Ald. Bird,
SECONDED by Ald. Cowie,

THAT WHEREAS the registered owner has conveyed to the City of
Vancouver, for lane purposes, the following described lands:

South 10 feet of Lot 6, Block 284, District
Lot 526, Plan 590

(2146 West 6th Avenue);

MOTIONS (cont'd)

Allocation of Land for Lane Purposes
2146 West 6th Avenue (cont'd)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for lane purposes;

THEREFORE BE IT RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of lane.

- CARRIED UNANIMOUSLY

B. Allocation of Lands for Road Purposes
(1727 West Broadway)

MOVED by Ald. Bird
SECONDED by Ald. Cowie

THAT WHEREAS the registered owner has conveyed to the City of Vancouver, for road purposes, the following described lands:

1. North 10 feet of Lot "C" (Explanatory Plan 4644), of Amended Lot 13, (see 155186-L), Block 328, District Lot 526, the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S. dated August 22, 1974, and marginally numbered LF 7139, a print of which is annexed hereto.
(1727 West Broadway)

AND WHEREAS it is deemed expedient and in the public interest to accept and allocate the said lands for road purposes.

BE IT THEREFORE RESOLVED THAT the above described lands so conveyed be, and the same are hereby accepted and allocated for lane purposes, and declared to form and constitute portions of road.

- CARRIED UNANIMOUSLY

1. HOSPITAL STRIKE

Alderman Volrich requested, and received permission, to withdraw his motion with respect to the Hospital Strike.

2. LEAVE OF ABSENCE

MOVED by Ald. Harcourt
SECONDED by Ald. Volrich

THAT Alderman Boyce and Alderman Bowers be granted leave of absence as follows:

- Alderman Boyce - June 6 to and including July 12,
Alderman Bowers - June 9 to and including June 28.

- CARRIED UNANIMOUSLY

MOTIONS (cont'd)

- 3. Leave of Absence -
Alderman Rankin

MOVED by Ald. Harcourt,
SECONDED by Ald. Volrich,
THAT Alderman Rankin be granted leave of absence from
July 1st, to 31st, 1976, inclusive.

- CARRIED UNANIMOUSLY

- 4. Leave of Absence -
Alderman Sweeney

MOVED by Alderman Sweeney,
SECONDED by Alderman Bird,
THAT Alderman Sweeney be granted leave of absence from
June 17th, to 27th, 1976, inclusive.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Alderman Kennedy -
Harbour Park Development

advised that he had received from
the Director of Legal Service,
the lease on Harbour Park and had
read same with interest. He
advised all members of Council to
read the lease forthwith.

Alderman Volrich -
Parking for Restaurant and
Fish Market: Safeway property
at 2315 West 4th Avenue

referred to a letter he had
received from Mr. C. Rasiz who has
purchased the property at 2340-2344
West 4th Avenue which is in very run
down and bad shape. His contractor
has advised that it be demolished
and the owner would like to replace
the present building with a two-
storey structure containing a fish
market on the ground level and a
high-class seafood restaurant on
the upper level. However, they are
unable to provide sufficient
parking according to the City's
By-laws, but have oral permission
from Canada Safeway Limited to use
their parking facilities across
the street for patron parking.

MOVED by Ald. Volrich,
SECONDED by Ald. Harcourt,
THAT Council request the Director of Planning to give
favourable consideration to the use of Canada Safeway Limited
parking facilities at 2315 West 4th Avenue in connection with
parking for the proposed restaurant and fish market at 2340 -
2344 West 4th Avenue.

- CARRIED

(Alderman Sweeney opposed)

ENQUIRIES AND OTHER MATTERS (cont'd)

Alderman Bird -
Damage to 1109 East 10th

advised he had received a letter from Mr. Wm. Jarvis, owner of 1109 East 10th Avenue, asking that he investigate the damage done to his building by a pile driver working on the boulevard adjacent to his property with respect to connecting sewer pipes with the Iona Sewage Plan .

The Mayor directed that this matter be referred to the Director of Legal Services for investigation and report.

Alderman Cowie -
Kerr Road Dump

requested that Council ask the Park Board to change the signs on the Dump to restrict not only motorcycles but all motor-driven vehicles.

The Mayor so directed.

Alderman Rankin -
Increase of Fees for Rental of P.N.E. Booths

advised of a complaint from an exhibitor, Mr. A. Stickney Harris, that the P.N.E. has increased their rental rates for booths for this year's exhibition by a considerable amount.

Alderman Sweeney indicated he would refer this matter to the next meeting of the P.N.E. Board and advise Alderman Rankin of the outcome.

Alderman Boyce -
Parking Along 4th Avenue During Habitat

referred to the hardship imposed on citizens by the restrictions with respect to parking along one side of 4th Avenue adjacent to the Habitat Forum for the duration of the Forum.

The Mayor directed that the City Manager look into this matter and advise Alderman Boyce.

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The Council recessed at approximately 6:10 p.m. to reconvene at 7:30 p.m.

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Regular Council, June 1, 1976.

The Council reconvened in the Council Chamber at 7.30 p.m., with Alderman Kennedy, Deputy Mayor, in the Chair and the following members present:

PRESENT: Alderman Kennedy (Deputy Mayor)
Aldermen Bowers, Bird, Cowie, Harcourt,
Sweeney, Rankin and Volrich

ABSENT: Mayor Phillips, (Civic Business)
Alderman Boyce,
Alderman Marzari (Leave of Absence)

COMMITTEE OF THE WHOLE

MOVED by Ald. Bowers
SECONDED by Ald. Sweeney

THAT the Council resolve itself into Committee of the Whole, Alderman Kennedy, Deputy Mayor, in the Chair.

- CARRIED UNANIMOUSLY

DELEGATIONS

Development Permit Application #73221 -
3543 Point Grey Road - (Mrs.Margery Dallas)

The Council further considered Clause 7 of the City Manager's Report, (Building and Planning Matters) dated May 28, 1976, in which the Director of Planning reports on a request from Mrs.Margery Dallas of 3543 Point Grey Road for a Development Permit to construct a solarium as an accessory building in the rear yard of her dwelling. The historic position is set out in the report, in which it is noted Mrs.Dallas does not agree with the Department's conclusions being based on the 'Fountain Survey of 1929' to determine the size of the property.

Mrs. Dallas spoke to the Council and Mr. A. Floyd - Supervisor of the Development Permit Group, spoke to the Director of Planning's report.

MOVED by Ald. Rankin

THAT, if Mrs. Dallas wishes her property to be assessed on its proper area, she be asked to produce a B.C. Land Surveyor's Certificate for her property.

- CARRIED UNANIMOUSLY

Tax Buyers: By-law to Regulate

In connection with the Community Services Committee's report of April 29, 1976, in which recommendations are set out respecting a by-law to regulate the operations of Income Tax Buying Companies, delegations were heard as follows:

DELEGATIONS (Cont'd)

Tax Buyers: By-law to Regulate. (Cont'd)

Ms. J. Swanson, Downtown Eastside Residents' Association, brief filed dated May 11, 1976.)	Supporting the
Rev. John Shaver, First United Church.)	recommendations
Ms. Shelley Rivkin, Consumer Action League, brief filed dated June 1, 1976.)	of the Standing Committee.
- - - - -		
Miss Anne Stewart, Lawyer, on behalf of the B.C. Discounters Association -		Opposing the Standing Committee's recommendations.

MOVED by Ald. Bird

THAT the recommendations of the Standing Committee on Community Services, under date of April 29, 1976, with respect to a by-law to regulate the operations of Income Tax Buying Companies, be approved.

- CARRIED

(Ald. Bowers, Sweeney and Volrich opposed)

MOVED by Ald. Bird

THAT City Council write to the Federal Minister of National Revenue and request appropriate action be taken to amend the Income Tax Act to provide that income tax refunds shall be non-ass gnable.

- CARRIED UNANIMOUSLY

Neighbourhood Pub -
1445 East 41st Avenue.

The Council, on April 13, 1976, approved an application for a neighbourhood pub at 1445 East 41st Avenue. Subsequently, Mrs. Rene Monterey, President of the New Horizons Club at Menno Court, 1751 East 43rd Avenue, requested an opportunity to speak to Council on this matter, and this request was granted. However, at today's meeting Mrs Monterey failed to appear.

The Council, therefore, took no further action on the matter.

Cultural Grant: Columbia Society of the Arts.

Ms. M. Turner appeared on behalf of the Columbia Society of the Arts, appealing the recommendation of the Finance and Administration Committee of March 25, 1976, i.e. that a grant be not approved for this organization. The requested grant was in the amount of \$8,500 and it was noted that the Director of Social Planning did not support the request.

MOVED by Ald. Bowers

THAT the recommendation of the Finance Committee be approved and, therefore, no further action be taken on the grant request.

- CARRIED UNANIMOUSLY

DELEGATIONS (Cont'd)

Cultural Grant: Vancouver Bach Choir.

Mr. Paul Birch, representing the Vancouver Bach Choir, appeared and enquired if the matter could be deferred for consideration when more members of Council were present, and explained that the request is for a grant equal to the rental of the Queen Elizabeth Theatre for performances of the "Messiah" on December 10th, 12th, 13th and 15th, and for a dress rehearsal on the evening of December 9th, 1976.

The Council noted that the recommendation of the Finance and Administration Committee is that a grant of \$750 be approved.

MOVED by Ald. Rankin

THAT this application be deferred until early in the Fall, when a full Council is present.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Sweeney

SECONDED by Ald. Bird

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

- - - - -

The Council adjourned at 8.45 p.m.

- - - - -

The foregoing are Minutes of the Regular Council Meeting of June 1, 1976, adopted on June 15, 1976.

A. Phillips
MAYOR

L. J. Little
CITY CLERK

Manager's Report, May 28, 1976 (WORKS - 1)

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Closure of Portion of the Lane North of Nassau Drive at Argyle Drive
Abutting Lot 18, Block 3, D.L. 728, Plan 14623

The City Engineer reports as follows:

"An application has been received from the owners of Lot 18, Block 3, D.L. 728, to purchase portion of the lane abutting their lot. The area requested is presently being used for parking and is not required for lane.

I RECOMMEND that all that portion of lane shown outlined red on plan marginally numbered LF 7673 be closed, stopped up and conveyed to the abutting owners, subject to the following conditions:

- (a) The applicant to pay \$3,262.50 in accordance with the recommendation of the Supervisor of Property and Insurance.
- (b) The applicant to pay for the removal or relocation of a catch basin at an estimated cost of \$300.
- (c) The portion of closed lane to be consolidated with the abutting lands."

The City Manager RECOMMENDS that the foregoing report be approved.

2. Local Improvements on the "Initiative Principle"

The City Engineer and the Director of Finance reports as follows:

"First Step

As required by the Local Improvement Procedure By-Law, projects for pavement and curbs on arterial streets, shown in the following list, are advanced to Council on the 'Initiative Principle':

- | | | |
|-----------------|---|---|
| Nelson Street | - | Homer Street to Mainland Street |
| Mainland Street | - | East Side only - Smithe Street to approximately 541 feet south. |
| Boundary Road | - | Vanness Avenue North to approximately 282 feet south of Kingsway. |

Smithe-Nelson Couplet

The proposed Smithe-Nelson Couplet (an integral part of the Downtown Plan Street System) was the subject of the Manager's Report dated April 23, 1976, which was approved by Council on May 11, 1976. To develop this couplet, Nelson Street between Homer and Mainland, which has only a partially paved uncurbed surface, will require a permanent pavement with concrete curbs on both sides, except for a short section on the north side immediately west of Mainland Street. Mainland Street between Nelson and Smithe has a permanent concrete pavement with curb on the West Side of the street, but the East side of the street has no curbs and only a light asphaltic pavement. A permanent pavement with curbs for the East side of this block will be required to accommodate the increased traffic volume when the Smithe-Nelson Couplet is implemented. In keeping with City policy, this work is being initiated under the Local Improvement procedure.

Boundary Road

The increased traffic volume on Boundary Road at Kingsway has concerned both Vancouver and Burnaby in recent years. The completion of the B.C. Telephone Tower at the North East corner of Boundary Road and Kingsway will add an additional traffic load at this intersection which cannot be handled adequately with the existing pavement facilities. The Burnaby Municipal Engineer is desirous of developing a six lane pavement with left turn bays on Boundary Road from Vanness Avenue to the lane South of Kingsway to provide adequate facilities for the expected traffic and has requested the City of Vancouver to share the cost of this improvement on a 50-50 basis. This cost sharing is similar to the procedure used on a number of other projects in previous years for the paving of Boundary Road from 29th Avenue to Burrard Inlet. The proposed street alignment is the result of numerous discussions between ourselves and Burnaby. In accordance with City policy, the project is being initiated under the Local Improvement procedure.

Clause 2 Cont'd

This project also includes reconstruction of the Vanness railway structure to provide a 4-lane facility with an adequate vertical clearance. This work has always been part of the plan for improving Boundary Road. Improvements to the overpass are required to provide adequate traffic handling capabilities along this section of Boundary Road which will become more important with the opening of the new B.C. Tel building and the further development of the adjacent Burnaby Town Center.

Funds for the City's share of the cost, \$103,000 can be made available from the original allocation for the paving of Boundary Road because of the shortening of the project and because of a reduced estimate for reconstruction of the overpass. Approval of the overpass should be dealt with when Council is considering the Local Improvement project for paving Boundary Road subsequent to a Court of Revision and a report will be submitted at that time.

Boundary Road Cost Sharing

The cost sharing for the Boundary Road paving project, as agreed to by Burnaby is as follows:

Total estimated cost	\$260,000
less:	
(a) Money on deposit with Burnaby from B.C. Telephone Company (a Burnaby rezoning requirement)	\$106,000
	<u>\$154,000</u>
(b) Burnaby's share of the balance (50%) (Total chargeable to Burnaby \$183,000)	\$ 77,000
	<u> </u>
Vancouver's share	\$ 77,000
Less Property Owner's Share	<u>\$ 17,633</u>
Net City's Share	\$ 59,367

Capital Funds

The City's share of these improvements is available in the 1976 and prior Streets Capital Budgets.

Second Step

The Director of Finance submits the following report on the financial arrangements:

'In accordance with the provisions of the Local Improvement Procedure By-Law, I am submitting the City Engineer's report dated May 21, 1976.

The estimated total cost of these improvements is \$327,655 and the net City's share of the cost is \$104,275.

I have to report that the necessary financial arrangements can be made to carry out this work.' "

The City Manager has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

- (a) The reports of the City Engineer and Director of Finance be adopted together with the details of the Second Step Report on file in the City Clerk's Office.
- (b) The Court of Revision for the projects listed above be held at 2:00 P.M. Tuesday, July 27, 1976.

NOTE: (Requires two-thirds affirmative vote of those present.)

INFORMATION:

3. Tender Awards

The City Manager submits the following report of the Purchasing Agent:

"In accordance with Council policy, contracts for the following supplies were awarded by the City Manager/authorized City Officials:

- 7 Gang Tractor Mower Assemblies
- 1600 Gallon Flusher Trucks
- Propane Gas & Storage Tanks
- Vibratory Plate Compactor
- 6" Centrifugal Pump
- Automobile
- Policemen's & Firemen's Caps
- Refuse Packer Body
- 20 Ton Tilt Deck Trailer
- Supply of Reflective Sheeting
- 4-Door Sedan Automobile
- Diaphragm Pumps
- Compact Automobile

Copies of the details of these tender awards are attached."

The City Manager submits the foregoing report for Council's INFORMATION.

FOR COUNCIL ACTION SEE PAGE(S) 203

BUILDING & PLANNINGINFORMATION1. Local Area Planning Workshop.

The Director of Planning reports as follows:

"On April 22, 1976, a Workshop was held at the Planetarium in order to bring together members of Council, City Staff, and citizens to discuss Local Area planning issues and to learn more about appropriate ways to respond to them. Thirty-six persons attended the Workshop (see Appendix I for list of names).

The Workshop chaired by the Director of Planning began with introductions of those present. This was followed by four presentations.

Dan Cornejo of the City Planning Department gave a planner's view and outlined the planning issues facing Vancouver neighbourhoods, described the City's response to the issues through Local Area Planning and Neighbourhood Improvement Programs, and raised a number of questions regarding the appropriateness of this response for the consideration of the workshop groups.

Alderman Bowers then provided an Alderman's perspective by outlining the following concerns about certain aspects of Local Area Planning:

- The citizens who get involved are special people: who are they, and are they representative?
- The citizens can provide local expertise, but the planner should have the responsibility of bringing city-wide issues and priorities into local area planning discussions.
- Some Aldermen feel that local area planning is a 'ward' approach to government which has been rejected on the basis of a plebiscite.
- City Hall is intimidating to most people, and local area offices make the bureaucracy more approachable, but at a cost in terms of both money and time.
- Local planning projects sometimes appear to Aldermen and citizens to take too long to produce tangible results.
- Local area planning is only needed in neighbourhoods where change is threatening, but other areas should be monitored. It should be coupled with N.I.P. or other funding so that any needed community improvements can actually be delivered.
- The local planner should have a high profile in the community, their presence should be publicized and people should know they can call the planner and get action.
- Area planning programs should end with a celebration in the community: the planners should not quietly slip away back to City Hall.

Tom Hinkle of the Kitsilano Citizen's Planning Committee brought a larger issue into the discussion: the westward migration of Canadian people which is being accommodated through Local Area Planning efforts in Vancouver's inner neighbourhoods. He spoke strongly in favour of local area planning, while questioning the City's practice of stressing area planning in the inner neighbourhoods and thus directing a disproportionate share of growth to those neighbourhoods.

Charlie Christopherson of the Mount Pleasant Citizen's Committee provided a viewpoint from an area which has not been involved with a local area planning program, but has seen a large amount of redevelopment in recent years. He stressed that the planning process merges with private developers' efforts at the citizens' level, expressed through the design of buildings which the citizens have to live with. In the absence of a neighbourhood planning process sensitive to neighbourhood needs, the neighbourhood is planned by real estate companies with little regard for the well-being of its people.

Clause NO. 1 Continued.

The Workshop at this point separated into six discussion groups which mainly addressed themselves to the points raised in the Planning Department's presentation. What follows is a summary of points made in response to ten areas of concern regarding Local Area Planning in the City. While the different discussion groups varied considerably in their discussion methods, there was general agreement that Local Area Planning was an important part of Vancouver's planning process.

1. The Scope and Duration of Local Area Planning Programs

Local planning programs should address themselves to all significant problems in a particular community, including social issues. Hence, the Terms of Reference and duration of programs will differ from neighbourhood to neighbourhood; a rigid model should not be imposed throughout the City. There was agreement that each program should operate with specified time targets.

2. Size of Areas for Local Area Planning Programs

There was consensus that the 22 local areas provide a good starting point for definition of appropriate neighbourhoods for planning, but that we should be flexible enough to alter them as issues emerge. There was one suggestion that the City be divided for planning purposes into significantly fewer areas (say 4) but that smaller programs continue within these areas along present neighbourhood boundaries.

3. The 'Style' of Planning (Single-Issue "Troubleshooting" or Comprehensive Approach)

Again, the consensus was that no single model should be imposed but that each community should define its own approach. The "team" approach as in the West End was referred to favourably in terms of the amount of information which was made accessible to the community. The use of N.I.P. funding to do local area planning was criticized because of the limitations of N.I.P. in dealing with policy issues in the neighbourhood, while L.A.P. without N.I.P. or other funding was criticized in terms of the frustration that may arise from lack of money to implement projects identified in planning.

4. Who Should Pay for L.A.P. and How?

There was agreement that Local Area Planning is properly a Civic responsibility, but it was strongly suggested that costs should be shared by other levels of government whose policies often necessitate local area planning studies. The N.I.P. was seen as one way of accomplishing this. It was also suggested that as N.I.P. will finish in a few year's time, Council should instruct the Finance Department to come up with a way of continuously financing Local Area Planning (a development levy or sales tax were mentioned as possibilities).

5. What are the Priority Areas for Local Area Planning?

Although problems were acknowledged to exist in all areas of the City, the most pressing are in the inner neighbourhoods (Kitsilano, Fairview, Mt. Pleasant, Cedar Cottage and Grandview) as well as Hastings and Marpole. It was pointed out that the choice of inner city neighbourhoods for planning programs often results in focussing growth in these areas while others in the outer ring maintain low density. Thus Local Area Planning is sometimes viewed negatively, as a harbinger of significant change in the community.

6. The Level of Citizen Participation

There was agreement that the existing level of citizen involvement is good, and that the City should continue to get as broad a base of citizen participation as possible.

7. Who Should the Planner Be?

It was agreed that the Planner should be a City Employee, capable of bringing wider civic concerns into discussions of local planning issues. The Area Planner then has access to City Hall information and expertise which local citizens need. There were suggestions that contractual relationships should be established among the City, Planner and Community. Someone suggested that

Clause No. 1 Continued.

the Planner should live in the community. The possibility of using consulting firms to do local planning was raised with the comments that they can more easily maintain an independent stance in the community, and have a fixed period of time to get the work done. Another suggestion was that citizen planners could be paid to continue after the intensive part of the planning program is completed.

8. What is the City Council commitment to Local Area Planning?

Council's position on Local Area Planning was observed to be fuzzy and not strong enough. An Alderman pointed out that a stronger commitment from Council is unlikely because there are not sufficient immediate benefits from this particular approach to planning to generate Aldermanic support.

9. Local Planning in relation to City-wide Planning

The importance of establishing overall policies such as housing policy for the City was agreed. It was noted that one of the Local Area Planner's responsibilities should be to bring wider concerns into the discussions at the neighbourhood level. There was no disagreement that Local Area Planning should properly occur within the context of duly established overall city policies.

10. Who Should the Citizens Be?

Again, it was stressed that as broad a base of citizen involvement as possible should be established. Pre-existing groups such as area councils should be drawn upon for citizen viewpoints, while elections of planning representatives from the community would give credibility and responsibility to citizen planners.

It was agreed that these views would be reported to City Council for their information.

The Planning Department will be following up this report with an analysis and review of Local Area Planning procedures based on the outcome of this Workshop. This will be presented to City Council for their consideration."

The City Manager submits the foregoing report for the INFORMATION of City Council.

RECOMMENDATION

2. Text Amendment to CD-1 By-law. Crofton Manor - 2803 West 41st Avenue.

The Director of Planning reports as follows:

"An application has been received from Mr. B.C. Esplen on behalf of Oak Bay Manor Ltd., requesting an amendment to the Zoning and Development Bylaw No. 3575 for the purpose of amending the CD-1 Bylaw No. 4674 to add 'Personal Care for 46 units as a permitted use.'

SITE DESCRIPTION

The site is located on the North side of West 41st Avenue between Mackenzie and Trafalgar Streets. The site is zoned (CD-1) Comprehensive Development District and is developed with Crofton Manor, a residence for retired and semi-retired persons. The CD-1 Bylaw No. 4674 is attached as Appendix A.

The lands immediately surrounding Crofton Manor are zoned (RS-1) One Family Dwelling District and are developed with one-family dwellings, except for the site immediately to the west which was recently rezoned to (CD-1) Comprehensive Development District for townhouses and apartments (former Murray's Nursery). A church is developed immediately to the east. See Appendix B.

HISTORY

City Council at a Public Hearing held on November 22, 1971 approved the rezoning of the site from (RS-1) One-Family Dwelling District to (CD-1) Comprehensive Development District as contained in the CD-1 Bylaw No. 4674.

On January 28, 1972 the Technical Planning Board approved Development Permit Application No. 57781, thereby permitting the construction of a one-storey building with cellar to be occupied as a residence for retired and semi-retired persons, containing 188 units. On August 21, 1973 a minor amendment to Development Permit No. 57781 decreased the number of units from 188 to 162 units. The floor space ratio is 0.447 and 90 off-street parking spaces are provided, 13 of which are surface parking spaces.

The drawings submitted by the applicant and marked 'Received City Planning Department - June 13, 1975' indicate a change in the East Wing from 48 sleeping units to 46 personal care units, and a dining and lounge area. No increase in the floor area.

It is considered the proposed change of use would not necessitate an increase in the existing ninety off-street parking spaces.

A Development Permit Application No. 69443 was applied for by Mr. B.C. Esplan on February 26, 1975 to use a portion of the existing one-storey with cellar building on this site as a Personal Care Home. At that time the applicant thought it was a permitted use. The application was considered by the Director of Planning on March 10, 1975 and his recommendation was as follows:

Clause No. 2 Continued.

'The Director of Planning has no objection to the proposed change of use of 46 units to Personal Care but, before making a final decision, the applicant is to first make the necessary application for the consideration of City Council to amend the CD-1 Bylaw to permit the use.'

The Vancouver City Planning Commission in its meeting of May 5, 1976 when considering the application concurred with the recommendation of the Director of Planning.

RECOMMENDATION: The Director of Planning recommends that the CD-1 Bylaw No. 4674 be amended by inserting the words 'Personal care' immediately after the words 'sleeping units', and refer the application direct to a Public Hearing.

The City Manager RECOMMENDS that the report of the Director of Planning be received and the whole matter be referred to a Public Hearing.

RECOMMENDATION

3. Cedar Cottage N.I.P. Appropriation: Cedar Cottage Park: Stage Two and Tyee Elementary School Grounds: Stage Two.

The Director of Planning reports as follows:

"City Council, on November 12, 1974, approved the Concept Plan of the Cedar Cottage Neighbourhood Improvement Program and the Plan was subsequently approved by the senior levels of government. Improving the Parks and Recreation facilities and providing for beautification of public use areas were the top priorities identified by the citizens when preparing the Plan.

A. Cedar Cottage Park (Stage Two)

City Council, on June 24, 1975, approved \$81,400.00 for Cedar Cottage Park (formerly known as a portion of China Creek Park). The funds approved were directed at providing two tennis courts, some landscaping, playground equipment, and seniors facilities. Installation of these improvements have now been carried out and the Second Stage is now to be undertaken.

Stage Two of this park development will include the installation of park lighting, design and construction of a park sign, development of a giant checkers court, and completion of work on the two tennis courts. The Parks Board estimates expense for this work at \$16,500.00. This estimate has been reviewed and recommended for approval by the Cedar Cottage N.I.P. Committee.

B. Tyee Elementary School Grounds (Stage Two)

City Council, on May 13, 1975, approved \$5,700.00 for the Tyee Elementary School Grounds. The funds approved were for playground equipment for the children attending the school, as well as for children in the community. The School Board contributed \$2,000.00 towards the \$7,700.00 total construction cost of the project. Installation of the playground equipment is complete and the Second Stage of improvement to the grounds is now to be undertaken.

Clause No. 3 Continued.

Stage Two of this school grounds improvement will essentially include tree planting. The School Board estimates expense for this work at \$1,500.00. The estimate has been reviewed and recommended for approval by the Cedar Cottage N.I.P. Committee.

It is therefore recommended:

- A. That Council approve the appropriation of \$16,500.00 from the Recreation Account of the Cedar Cottage Neighbourhood Improvement Program for the Second Stage of Cedar Cottage Park. Under N.I.P. the costs would be shared as follows:
- | | | |
|----------|---|------------|
| C.M.H.C. | - | \$8,250.00 |
| Province | - | \$4,125.00 |
| City | - | \$4,125.00 |
- B. That Council approve the appropriation of \$1,500.00 from the Recreation Account of the Cedar Cottage Neighbourhood Improvement Program for the Second Stage of improvements to the grounds of Tyee Elementary School. Under N.I.P. the costs would be shared as follows:
- | | | |
|----------|---|-----------|
| C.M.H.C. | - | \$750.00 |
| Province | - | \$375.00 |
| City | - | \$375.00" |

The City Manager RECOMMENDS that the recommendations of the Director of Planning be approved.

CONSIDERATION4. Bilingual Street Name Signs.- Strathcona.

The City Engineer and the Director of Planning report as follows:

"The Strathcona Rehabilitation Committee, on 8 October, 1975, approved a proposal of the Strathcona Property Owners and Tenants Association that bilingual (English and Chinese) street name signs be erected in the Strathcona Area. The Chinese would be phonetic renderings of the English names, not translations or different names.

This is advanced by the Committee as an additional shared-cost item under the Strathcona Rehabilitation Project. Approval as the municipal partner must come from Council.

The estimated cost of manufacturing and installing the new signs is \$5,000. The municipal share, \$1,250, would come from the City's Urban Renewal capital funds. S.P.O.T.A. has volunteered to provide full-size patterns for the Chinese characters.

In support of the proposal, the Strathcona Property Owners and Tenants Association says:

'We initially recommended bilingual street signs in the spirit of community beautification. Other cities in North America have endorsed symbols which impart a reminder of the special characteristic of a historic or unique area, we believe Strathcona and Chinatown, in Vancouver, ranks high in this aspect.'

The City Engineer agrees that these signs would be an interesting and subtle expression of the ethnic character of Strathcona. There are, however, two negative aspects which should be considered by Council. The first is that approval would form a precedent for similar treatment in other ethnic and 'special' areas of the City.

Clause No. 4 Continued.

The second is the matter of increased maintenance. The maintenance cost of street name signs is relatively high, with vandalism a significant factor. Maintenance of these special signs would be even higher, because of the additional cost of the special signs and because they would be especially subject to theft (and to damage in attempted theft) as collector's items. We estimate the additional maintenance cost to be about \$600 per year. Normally the proponents of such special installations are expected to pay both the capital and the on-going costs. In this case the Strathcona Rehabilitation Project would pay the capital cost but will not have an on-going role. S.P.O.T.A. is not able to undertake the on-going obligation. Funds for the extra maintenance would therefore have to be provided by the City as an addition to the City's operating budget.

So that these signs may be reflectorized and to allow prompt supply of replacements, they should be of standard materials — silk-screened onto plywood, light letters on dark ground. A special shape and layout, suitable to this, has been developed between Planning and Engineering and has been approved by S.P.O.T.A.

The Director of Planning forwards and supports the recommendation of the Strathcona Rehabilitation Committee. He feels that the proposed signs would be a further contribution towards the improvement and preservation of this unique area. "

The City Manager submits the above report of the City Engineer and the Director of Planning for the CONSIDERATION of Council.

CONSIDERATION

5. Retention of Addition - 3390 East 49th.

Mr. J.W. Zotzman, owner of the subject property, has requested to appear before Council with respect to the withholding of enforcement action for the retention of a one room addition constructed over the previously approved attached carport/sundeck at the rear of his dwelling.

The Director of Planning reports as follows:

" Site Description:

The site is situated on the S/W Corner of East 49th Avenue and Tyne Street having a frontage of 45.7' on Tyne Street and 114.53' along the flanking street of East 49th Avenue. There is a 20' north-south City lane at the rear of the lot.

History:

A Development Permit was issued in April, 1958 to construct a one family dwelling on this site. Subsequently Appeal 13274 was filed with the Board of Variance by Mr. J.W. Zotzman in November, 1958 requesting relaxation of the rear yard requirements of the Zoning and Development Bylaw in order to construct a 12' x 20' carport/sundeck addition providing a 21.5' rear yard (as measured to the center of the City lane) rather than the required 34.4'. The Board of Variance allowed Mr. Zotzman's appeal subject to no further accessory buildings being erected in the rear yard.

Following an inspection in November, 1975, the District Building Inspector reported that a room had been built, without permits, over the carport allowed under Appeal 13274.

Clause No. 5 Continued.

Mr. Zotzman filed an appeal with the Board of Variance requesting permission to retain the room built over the carport but on December 17, 1975 the Board disallowed Mr. Zotzman's appeal. It was also noted at that time that a further 12.5' x 19.5' carport addition had been constructed, without permits, to the north side of the previously approved 12' x 20' carport. This further addition does not maintain the required rear yard nor does it comply with the Building By-Law requirements as to structure.

On January 27, 1976 a letter was sent by the Department of Permits and Licenses to the owners requesting that the additions erected to the rear of the dwelling, without permits or approval, be removed.

Re-inspection, however, found that the letter had not been complied with and on March 31, 1976 a formal notice ordering the removal of the additions to the rear of the building was delivered to Mary Zotzman by the District Building Inspector."

The City Manager submits the foregoing report for the CONSIDERATION of City Council.

DELEGATION REQUEST: Mr. J. W. Zotzman.

RECOMMENDATION

6. Oppenheimer Area Planning Committee.

The Director of Planning reports as follows:

"I BACKGROUND

On April 6, 1976, the Downtown Eastside Planning Staff met with Alderman Fritz Bowers, Chairman of the Standing Committee on Planning and Development to discuss the formation of a local planning committee. The planning staff felt that some positive changes had occurred in the community since the Site Office opened in February, 1976 and that groups additional to the local resident's association might now be interested in participating more fully in the planning process. For this reason, it was felt that the most democratic method of obtaining input from a cross-section of local interests was to call elections to form a Committee. In discussing the composition of such a Committee it was suggested that since land ownership divided roughly into three distinct interest groups, namely industrial, commercial and residential, there should be one owner and one tenant representing each group. In addition, it was felt that since the majority of the population consisted of residential tenants, this category should be increased to three representatives from one. An employee category was also added to include the diverse interests of those who worked full time in the area. An overlapping of interests to encourage flexibility of choice and reflect the diversity of the community was considered desirable. It was also suggested that in view of summer vacations and planning time constraints, the runners-up in the election would be known as 'Alternates' to sit on the Committee when the regular member was unable to attend.

II COMMUNITY

On April 14, 1976, Liaison Alderman Helen Boyce met with the planning staff and a large cross-section of the community to discuss the draft proposals. The concept of forming a local planning committee was unanimously endorsed. The basic proposals were also endorsed with the following additions:

- (1) The area contains a large number of people in the social field. Although churches, drop-in centres, etc. are not considered to be commercial enterprises, it was decided to expand this category to include them, in the interests of keeping the committee of manageable size and evening out the land use ratios.

Clause No. 6 Continued.

- (2) The meeting also endorsed a suggestion that there be representation from the two most historically important groups in the area and it was agreed that there be two positions on the committee - one for a person of Chinese origin and one of Japanese origin.

General agreement was reached that the composition of the Committee would consist of eleven positions for nine categories with alternates for each position.

III ELECTIONS

On May 12, 1976 an election meeting was held in the community, chaired by Alderman Boyce. The entire proceedings were interpreted into both Japanese and Chinese. A full committee of eleven members was elected, plus seven 'Alternates'. The results are as follows:

<u>Position</u>	<u>Elected Member</u>	<u>Alternate Member</u>
1. Commercial <u>or</u> Social Facility Owner	Sai Moto	Rev. Jack Shaver
2. Commercial <u>or</u> Social Facility Tenant	Tanis Cornwall	Doug Ozaki
3. Employee	Jean Swanson	Sam Blair
4. Industrial Owner	Ray Nye	Chas. Thompson
5. Industrial Tenant	Bert Robinson	
6. Residential Owner	Leon Brandolini	
7. Residential Tenant	Bruce Eriksen Libby Davies Neil Glasier	(Bro.) Hugh MacIssac Roy Crowe
8. Chinese Person	Anna Wong	
9. Japanese Person	Ken Matsune	Ken Takeuchi

IV UNFILLED ALTERNATE POSITIONS

Nominations for the four unfilled 'Alternate' positions will be received by the Committee for a majority vote decision.

V COMMITTEE

The Oppenheimer Area Planning Committee will appoint its own Chairperson and decide on its method of operation. Its main duties will be to make recommendations to Council on:

- (a) the future development of the area (land use plan) and,
- (b) Neighbourhood Improvement priorities.

The majority of the recommendations must be completed by early this summer (to qualify for receiving N.I.P. implementation funding). However, it is felt that the potential exists to expand the life of the Committee (depending on how well it functions) so that it may remain an effective democratic source of information for future issues affecting the community.

Clause No. 6 Continued.

VI RECOMMENDATION

It is recommended that:

- A. This report be received for the information of Council.
- B. Council endorse the Oppenheimer Area Planning Committee as the official representative body in the community for the purpose of making recommendations to Council as outlined in this report.
- C. The Downtown Eastside planning staff be technical advisers to the community and, as such, are free to agree or disagree with the recommendations of the Oppenheimer Area Planning Committee."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Planning be approved.

INFORMATION

- 7. 3543 Point Grey Road - Development Permit Application #73221 - Mrs. M. Dallas.

The Director of Planning reports as follows:

"A request has been received from Mrs. Margery Dallas of 3543 Point Grey Road to appear before Council as a delegation regarding her development permit application #73221.

Mrs. Dallas filed the development permit application on March 8, 1976 to construct a 26' x 10' solarium as an accessory building in the rear yard of her existing one family dwelling. The site is located on the north side of Point Grey Road between Collingwood and Dunbar Streets.

The development permit application was subsequently refused on March 24, 1976 as the proposed development would exceed the maximum permitted floor space ratio of .60. The development as proposed would have a floor space ratio of .78. The area of land used for floor space ratio calculation was based on the "Fountain Survey" of 1929. In the absence of any other survey certificates for the properties on the north side of Point Grey Road, it has been the City's policy to accept the "Fountain Survey".

Mrs. Dallas then submitted a letter noting that a different survey plan was accepted for the two westerly adjoining properties (Simpson property). After checking with the Director of Legal Services and the City Surveyor, a letter was written to Mrs. Dallas dated May 19, 1976 (copy attached) pointing out that in the absence of any other survey certificate for her property, the "Fountain Survey" of 1929 would be used to determine the size of the property."

The City Manager submits the foregoing report for the INFORMATION of City Council.

DELEGATION: Mrs. Margery Dallas.

INFORMATION8. Opposition to Development at 1974 to 1996 W. 6th Avenue.

The Director of Planning reports as follows:

"A letter, dated May 5, 1976 written by Mr. Don Whorley and addressed to the Mayor and City Council, was recently forwarded to the Planning Department for comment. Mr. Whorley, in his letter, protests the fact that 5 houses may be demolished in the 1900 block West 6th Avenue so that luxury condominium apartments can be built. Mr. Whorley specifically asks City Council to adopt a policy that houses which have been rehabilitated, or could be rehabilitated should not be demolished for redevelopment. Also, he objects to RRAP funds being used to rehabilitate houses which are slated for demolition. It should be noted that none of the five houses which Mr. Whorley suggests are to be demolished have applied for or received RRAP assistance. Three houses further down the block, however, have applied for RRAP assistance.

The problem of sound housing being demolished in the apartment area of Kitsilano was discussed at some length in the Apartment Area Plan which was adopted by City Council on May 6, 1975. To reiterate, the main conclusion reached in the Plan was that the preservation of houses should be dependent on a commitment by the property owners to retain and maintain their homes. Several policies were adopted by City Council which hopefully would make retention of single family homes and conversions more desirable to property owners. Specifically, these policies are:

Plan Policy #1 - "The floor space ratio allowed on homes in this area be increased to 1.0". This would permit the addition to homes of extra suites which would possibly make retention of homes more economically viable in the apartment area.

Plan Policy #3 - "Owners of Single-family homes, duplexes, and conversion homes be eligible for housing maintenance assistance through the Residential Rehabilitation Assistance Program". RRAP provides an incentive for owners to improve and upgrade standards of housing. It also has other benefits such as providing opportunity for lower income persons to remain in their homes.

The point raised by Mr. Whorley is an important one. Although outstanding RRAP loans must be repaid when a property is sold, there still remains the question of money already paid for improvements.

The Planning Department believes that people should have the ability to retain homes in apartment zoned areas. They also believe though, that money should be paid back in total if property is sold for redevelopment. This matter is being discussed with C.M.H.C.

It should be noted that Kitsilano is the only area where RRAP applications are being received for improvement of housing in multiple zoned areas.

Plan Policy #5 - "Owners of individual or groups of existing buildings be permitted to rezone their property from the present zoning to an RT-2 type zoning, at the owners initiative". This is probably the most effective way for property owners to protect themselves from being "forced to sell", as Mr. Whorley claims is the case with at least one of these properties. A rezoning of this type would indicate to the City, adjacent property owners, and developers that the owner has made a firm commitment to retain his house.

Clause No. 8 Continued.

Plan Policy #6 - "Infill housing be permitted". This is another economic incentive offered to property owners who retain their homes. They can build extra suites on their properties to provide sufficient revenue to make retention of their homes economically viable. As no Development Permit Application has been received, it is difficult to ascertain the intentions of the person who is assembling these properties. It is conceivable that an infill project could be built, whereby none of the houses would be demolished.

Mr. Whorley also mentions that there are tenants in these houses which may be demolished who will have difficulty in finding suitable accommodation at reasonable rents. Plan Policy #9 states that "Relocation assistance should be provided for displaced tenants as an aspect of the redevelopment process". The developer will be required to assist long term family residents, senior citizens and low income residents find suitable accommodation before a demolition permit is approved.

It is within the stated goals for Kitsilano that a diversity of buildings and people be maintained in the apartment area. However, the Policies adopted by City Council place a major proportion of the responsibility for this diversity on the resident property owners in this area."

The City Manager submits the foregoing report for the INFORMATION of City Council.

DELEGATION REQUEST: Mr. D. Whorley

CONSIDERATION

9. Retention of Dwelling Unit - 5051 Ann Street.

A Hardship Application has been received from Darshan K. Gill, the owner of the property at 5051 Ann Street for the retention of a dwelling unit on the lower floor of the above building.

The Director of Permits and Licenses reports as follows:

"Our records show that a Building Permit was issued on March 19, 1975 to erect the above one family dwelling. On October 29, 1975 a Building Permit was issued to a Darshan Kaur Gill, to alter the lower floor of the dwelling to provide two bedrooms, recreation room, playroom and a three-piece bathroom.

As the result of a complaint, inspection shows that the building is now occupied as a two family dwelling having one dwelling unit on the lower floor which was occupied by the owner, and one dwelling unit on the main floor.

The application has been considered by the Hardship Committee who felt, that while the information submitted would qualify the applicant as a hardship, there was such a gross violation of the Zoning and Development Bylaw by the owner that the matter be referred to Council for consideration."

The City Manager submits the report of the Director of Permits and Licenses for CONSIDERATION.

Manager's Report, May 28, 1976 . . .

(BUILDING - 13)

CONSIDERATION

10. Retention of Dwelling Unit - 5821 Clarendon Street.

A Hardship Application has been received from the tenant, Mr. Robert V. Robinson for the retention of a basement dwelling unit at 5821 Clarendon Street.

The Director of Permits and Licenses reports as follows:

"On January 14, 1976, a Building Permit was issued to the owner of the above property to alter the basement of a one family dwelling to provide a recreation room containing a bar sink, one bedroom, and a bathroom. A Statutory Declaration signed by the owner is attached to this Building Permit and states in part that the building will be used and occupied as a one family dwelling.

As a result of a complaint inspection showed that the building was occupied as a two family dwelling having one dwelling unit in the basement and one dwelling unit on the main floor.

The Hardship Committee has considered the application of the tenant and felt that while the applicant qualifies under the Hardship Policy, there is such a gross violation of the Zoning and Development Bylaw by the owner that the matter be submitted to Council for consideration."

The City Manager submits the report of the Director of Permits and Licenses for CONSIDERATION.

INFORMATION

11. Request for Rezoning - Kitsilano Area.

The Director of Planning reports as follows:

"A copy of a letter addressed to the Mayor, from Mrs. H. Paulsen and Mrs. G. Tupper, dated April 21, 1976 was recently received by the Planning Department. This letter asks that the Mayor give consideration to a request for rezoning an area bounded by Burrard Street, 12th Avenue, Arbutus Street, and West Broadway from RT-2 to RM-3A.

This area is part of a larger Conversion Area, bounded by Burrard Street, 16th Avenue, Vine Street and West Broadway, which is presently under study by the Planning Department. For the past 8 months, the Kitsilano Planning Office staff have been working with a Committee made up of residents of the Conversion Area to produce a comprehensive plan for the area. In addition, several public meetings have been held in the area. The most recent one was held on January 20, 1976 at which a draft Plan for this area was discussed. A number of suggestions for changes and improvements to the Plan were made at this meeting. Many of these have been incorporated into a final version of the Plan which is now being circulated for staff comments. This final version of the Plan is scheduled to be considered by the Standing Committee on Planning and Development in June.

The letter states several times that the recommendations in the Plan stem mainly from "a few transient type tenants". Of the 40 or so residents who actively participated in the formation of the Plan, approximately 75% were property owners. Considering that 75% of the residents in the area are tenants, property owners were more than proportionately represented.

Manager's Report, May 28, 1976 . . . (BUILDING - 14)

Clause No. 11. Continued.

The essential aim of the Plan Policies which are soon to be presented to City Council is to emphasize the stability of this area and only allow a limited amount of carefully controlled redevelopment. Traditionally, across the City, those areas close to areas of higher density experience pressure to be rezoned, and this results in a great deal of uncertainty in the minds of residents about the future character of their neighbourhood. The recommended policies, if adopted by City Council, will clear up much of this uncertainty.

However, it has become obvious through the submission of petitions and through the public meetings held in the area that there are some residents who support rezoning the area to a substantially higher density. The Planning Department will include this point of view in the report outlining the proposed Plan Policies."

The City Manager submits the foregoing report for the INFORMATION of City Council.

FOR COUNCIL ACTION SEE PAGE(S) 203-205

LICENSES AND CLAIMS MATTERSCONSIDERATION:1. Re P.C. 593 D.B. Singh: Legal Expenses

The Director of Legal Services reports as follows:

"The following communication has been received from the Secretary of the Vancouver Police Board:

'I wish to advise you of the following resolutions passed by the Vancouver Police Board at the meeting of April 29, 1976 concerning the account submitted by Mr. M. Mulligan for services rendered in defending Constable D. B. Singh in Provincial Court and the Court of Appeal in connection with a charge of Perjury.

1. THAT the account submitted by Mr. M. Mulligan for services rendered in acting for Constable D. B. Singh in Provincial Court and the Court of Appeal in connection with a charge of Perjury, for representing Constable Singh at the Marrash Inquest and for representing him at a Police Disciplinary Hearing be forwarded to City Council with a recommendation for payment insofar as the expenses incurred re the Perjury charge are concerned (\$4,513.55) and FURTHER THAT no recommendation be made with regard to the \$500.00 for attending the Marrash Inquest and \$1,000.00 for acting for Constable Singh at the Police Disciplinary Hearing.'

The accounts referred to are for professional services rendered by Mr. Mulligan on three separate issues. The payment which is recommended concerns Mr. Mulligan's fees for defending P.C. Singh in Provincial Court and also for carrying the defence through the Court of Appeal where he was successful. The account is for \$4,513.55. Of this amount, \$1,013.55 relates to out-of-pocket disbursements by way of Appeal Books, etc.

The Board is recommending payment. Under the Police Collective Agreement there are certain situations in which the Board agreed it would recommend payment by Council of legal expenses incurred by members of the Force. This situation falls into this category, hence the recommendation. The difficulty, however, is that the new Police Act (replacing the Charter provisions) limits the power of municipalities to reimburse police officers for legal expenses incurred to cases involving civil action only. It does not extend to reimbursement for the costs of defence in criminal proceedings. I have to advise Council, therefore, that it is not legally possible to accede to this request.

At the same meeting that this resolution was passed, the Board also passed a resolution that the B.C. Police Commission be requested to seek an amendment to the Police Act to allow indemnification in criminal cases or, alternatively, that Council seek a Charter Amendment to the same effect. If Council wishes to support the Police Board, then an appropriate resolution would be:

'RESOLVED THAT the City Council of the City of Vancouver supports the request of the Vancouver Police Board to the B.C. Police Commission that the Police Act be amended to provide for payment of legal expenses for police members charged with criminal offences.'"

THE CITY MANAGER submits the foregoing report to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 205

MANAGER 'S REPORT, May 28, 1976 (FIRE - 1)

FIRE AND TRAFFIC MATTERS

INFORMATION

1. Gastown Merchants' Association Debt to the City of Vancouver

The following report has been received from the Director of Finance.

"On March 23, 1976 Council approved a street closure in Gastown to accommodate the Rain Festival, and further provided that a grant of approximately \$400 be approved to cover the cost of services by City crews for work done on behalf of the Gastown Merchants' Association, related to the street closures for the Festival.

At that time, Council also requested a report on the outstanding debt of the Gastown Merchants' Association referred to in the report to Council.

The Collections Office of the Revenue and Treasury Division has outstanding two invoices for work done for the Gastown Merchants' Association. The first one, for \$3,223.10, is for cleaning up Alexander Street and other parts of Gastown from July to December 1974. The second item is for the cost of cleaning up as required for the Farmers' Market between July 29 and October 26, 1975, that amounts to \$109.72, for a total outstanding amount owed to the City of \$3,332.82. Mr. Bowen of Gastown Merchants' Association is of the opinion that these accounts should be paid by a grant from the City.

The bill for \$3,223.10 was invoiced to the Association by the Engineering Department as a result of a Council action on June 25, 1974, approving the closure of Alexander Street from Carrall Street to Columbia each Sunday for purposes of holding Farmers' Market, in 1974. One of the conditions of the closing was that "the cost of any street cleaning required over and above the normal street cleaning be borne by the applicant." The bill for \$109.72 results from the same activity in 1975.

To date, the Association has not paid this bill and, subject to any decision that Council may make with regard to the amounts owing, the Collections Office will pursue collection of these amounts."

Your City Manager submits the above report of the Director of Finance to Council for INFORMATION.

CONSIDERATION

2. Street Closure - Napier Street from Commercial Drive to the Lane West of Commercial Drive

The City Engineer reports as follows:

"In a letter dated May 20, 1976, Mr. E. Guerriero, Community Education Co-ordinator of the Britannia Community Services Centre, requests that Napier Street, from Commercial Drive to the lane west of Commercial Drive, be closed to vehicular traffic on Saturday, June 5, 1976 from 7:00 p.m. to 12:00 midnight.

The purpose of the street closure is to accommodate a street dance as part of the official opening of the Britannia Community Services Centre.

As there will be minimal disruption to vehicular traffic, the Police Department will not provide specific attention to the event. However, the Police Department will provide special attention to the overall opening of the community centre in a security capacity. Further, there will be no disruption to transit.

MANAGER'S REPORT, May 28, 1976 (FIRE - 2)

Clause No. 2 Continued

There are no objections to the proposal from a Traffic Engineering standpoint.

The Britannia Community Services Centre is covered by civic insurance and, therefore, no special insurance coverage is required for the event.

Should Council approve the applicant's request to close to vehicular traffic Napier Street, from Commercial Drive to the lane west of Commercial Drive, on Saturday, June 5, 1976 from 7:00 p.m. to 12:00 midnight, such approval should be subject to the following conditions:

1. That any structures to be erected on the street or any attachments to street furniture be to the approval of the City Engineer.
2. That unrestricted access be provided for emergency vehicles.
3. The cost of any street cleaning required over and above normal street cleaning be borne by the applicant.
4. The cost of temporary traffic controls be borne by the applicant."

The City Manager submits the above report of the City Engineer for Council's CONSIDERATION.

CONSIDERATION

3. Victoria Drive Annual Gala Day Grant Request

The City Engineer reports as follows:

"The Victoria Drive Annual Gala Day Parade is scheduled to take place on Saturday, June 19, 1976.

In a letter dated April 2, 1976, Mr. V. Koushnir, representative of the Victoria Drive Community Hall Association requests the City of Vancouver to give their Association, for the first time, some financial assistance.

The parade will assemble at Gordon Park, located at 49th Avenue and Commercial Drive, and will proceed by way of 49th Avenue and Victoria Drive to a dispersal at Jones Park, located at 37th Avenue and Victoria Drive. It will commence at 1:00 p.m. and finish at approximately 2:30 p.m.

The parade has been approved by the Chief Constable and the Police Department will provide special attention for the event.

There will be disruption to transit, but B.C. Hydro will accommodate the necessary bus re-routing.

Considerable temporary signing and extra street cleaning will be required for this parade. It is estimated that the cost of this work will be \$550.

Should Council decide in favour of Mr. Koushnir's request, it is suggested that this be done in the form of a grant in order that funds may be apportioned to the applicable appropriations. The Comptroller of Budgets advises that, if approved, the source of funding for this grant will be contingency reserve."

The City Manager submits the above report of the City Engineer for Council's CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 205-6

Manager's Report, May 28, 1976 (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATION

1. Tenders for Oakridge Police Sub-Station Addition

The Director of Permits and Licenses reports as follows:

"Tenders as follows were received for altering and enlarging the Oakridge Police Sub-Station:

Bison Construction Ltd.	\$174,660
Turnbull & Gale Construction Ltd.	184,457
Project Construction Ltd. & Project Construction (1976) Ltd.	190,775
Manson Bros. Construction Ltd.	194,873
Burdett Construction Co. Ltd.	197,384
Jepson Mulder Construction Ltd.	208,102
Bengal Construction Co. Ltd.	208,600
Allan and Viner Construction Ltd.	214,440

The tenders were examined and found to be in order. A bid bond in the amount of \$13,500 was submitted with every tender. The lowest tender is that of Bison Construction Ltd.

Based on the low tender, the cost of completing the project is estimated to be \$197,835 as follows:

Building Contract	\$174,660
Architects and Consultants Fees	15,675
Miscellaneous Expense, including permit fees, insurance premium, salary of Clerk of the Works (part-time), sidewalk crossing, telephone installation charges, and sundry items	<u>7,500</u>
	<u>\$197,835</u>

The estimated cost is within the approved budget and the funds have been provided. (Refer City Council resolution of Dec. 2, 1975.)

It is recommended that Council:

- (a) Accept the low tender of \$174,660 submitted by Bison Construction Limited, and award them the contract.
- (b) Approve the return of their Bid Bonds to the unsuccessful bidders.
- (c) Approve the appropriation of funds totalling \$197,835 in accordance with the foregoing estimates."

The City Manager RECOMMENDS the foregoing report of the Director of Permits and Licenses be approved.

2. Downtown Parking Corporation - Tax Refund Notes

The following report has been received from the Director of Finance.

"On October 1, 1974, Vancouver City Council approved the new lease between the City and the Downtown Parking Corporation Limited (DPC), one of the clauses which dealt with the tax refund note liability of the DPC and specified that this liability would be paid by the DPC on or before March 1, 1973. The City has no financial obligations in respect of these notes. The total theoretical liability of the DPC with respect to the

Clause #2 continued:

notes and the portion of the liability not represented by notes but considered to be a proper part of the liability, is \$1,056,895.00. This amount represents all of the taxes paid by the property owners in the downtown area under the parking bylaw between the years 1950 and 1969 inclusive and arises under the terms of an agreement made between the City of Vancouver and the Downtown Parking Corporation, dated January 14, 1958.

Both City Council and the Downtown Parking Corporation approved a series of steps to eliminate this liability on or before March 31, 1983. The initial step was a 20% down payment on the outstanding balance of the actual notes issued. These notes totalled \$516,867.00 and a 20% payment represented \$105,000.00. The approved procedure for eliminating the balance of the liability included a provision whereby holders of the notes or the un-noted obligation of the DPC could receive the present day discounted value of the obligation and ultimate payment at maturity for those obligations not previously redeemed.

The DPC is now in a position to determine that approximately \$610,000.00 of the total liability, after the down payment, is likely to be presented for payment. This is the amount that would be payable on March 31, 1983. Under the procedure approved by City Council and the DPC, the DPC would now propose to offer the holders of the notes and the un-noted obligation, the discounted present value of the 1983 value. It is estimated that this pay-out of the present value of the 1983 obligation would cost the Downtown Parking Corporation approximately \$280,000.00. The Corporation informs the City that it has sufficient cash and capacity to accomplish this objective.

I would therefore recommend

that City Council approve the DPC proceeding with the proposal to pay off the tax refund obligation on a discounted present value basis, recognizing that no liability whatsoever rests with the City of Vancouver, and subject to the procedure meeting the approval of the Director of Finance and Director of Legal Services."

The City Manager recommends approval of the recommendation of the Director of Finance.

3. Park Board - Staffing (Clerical Position in Chief Cashier's Office)

The Superintendent of Parks and Recreation reports as follows:

"In the Park Board 1973 Supplemental Budget an item was approved for a Clerk II position. This position has been filled by part-time employees and since April, 1975, has been assigned to assist the Park Board Chief Cashier. The Ice Rink Co-ordinator was also assigned duties in the Chief Cashier's Office during the months of April to August, 1975.

Over the past several years expansion of Park Board operations involving revenue producing facilities has expanded requiring additional staff. In addition, the Ice Rink Co-ordinator's position was abolished in 1975 and this assistance during the peak summer months will not be available. It is proposed to establish a permanent clerical position.

Comparative costs of the proposal are as follows:

	<u>1975</u>	<u>1976</u>
Part-time Payroll	6,629	
Ice Rink Co-ordinator	4,845	
Permanent Position *		11,244
	<u>\$11,474</u>	<u>\$11,244</u>

(* Costs at mid-range of Clerk II, including fringe benefits but not C.O.L.A.)

Clause #3 continued:

I recommend that a permanent clerical position be established in the Park Board Financial Services Division, following classification by the Director of Personnel Services.

Funds have been provided in the Park Board budget, in Part-time help.

A copy of this report has been provided to the V.M.R.E.U."

The City Manager RECOMMENDS approval of the foregoing report of the Superintendent of Parks and Recreation.

4. Additional Staff - Property & Insurance Division, Finance Department

"The Supervisor of Property & Insurance has requested two Clerks be added to his Property Administration and Control Section.

The duties of administering the leases, collecting rentals and charges on revenue properties, crossing agreements, encroachments, etc., and taxes on Federal-Provincial housing sites and lease agreements, are presently performed by two employees. This staff has not been increased for more than 20 years. However, the number of leases and accounts has increased by approximately 100% over the last eight years and close to 200% over the last 20 years. Gross Revenues for this section have increased from \$457,000 in 1965 to \$4,250,000 in 1975.

Furthermore, within the last 18 months to two years, additional duties have been assumed by this section:

- a) Developing and updating a Property Endowment Land inventory;
- b) Conforming with the Landlord and Tenant Act;
- c) Assuming the responsibility for the payment of tenants' moving costs; and
- d) Administration of the leases for the False Creek development.

It is the latter item which is of prime concern to the department, since the implementation of administrative procedures which will ensure that all rentals due to the City are collected in a proper manner without undue delay requires a thorough knowledge of all lease agreements. The False Creek lease agreements are particularly complex and require immediate attention.

Subject to classification by the Personnel Services Department, the annual recurring cost of these two positions, at 1976 rates, will be approximately \$22,500; the 1976 costs will be approximately \$11,500. (including an allowance of \$1,000 for furnishings.)

The Supervisor of Property & Insurance RECOMMENDS that the two additional clerical positions be established in the Property Administration and Control Section.

The Director of Finance advises that, if the foregoing recommendation is approved, the sources of funds will be the Property Endowment Fund rather than the Revenue Budget."

The City Manager RECOMMENDS approval of the foregoing recommendation of the Supervisor of Property & Insurance and further recommends approval of the new and non-recurring expenditure for furnishings not to exceed \$1,000 (to be charged to Contingency Reserve) with details of the furnishings to be approved by the City Manager.

CONSIDERATION

5. Kiwanis Senior Citizens' Housing -
Yukon at S.W. MARINE DRIVE

The following report has been received from the Director of Finance.

"The Kiwanis Club of Vancouver sent the following letter to the Mayor and City Council:

'Re: Kiwanis-Soroptimist Senior Citizens Housing Project
8080 Yukon Street at S.W. Marine Drive

This ninety unit project is nearing completion and we expect to be accepting tenants as of April 1st, 1976.

The project is covered by the Rental Subsidy Plan of the two senior governments and as such has been deemed by the City to be liable for real estate taxes. Since buying the land in January, 1974, we have paid taxes in full for 1974, 1975 and partially for 1976 for a total of \$18,083.00 to date, during which time the project was being developed.

We have estimated taxes for 1977, the first full year after completion, based on indicated assessment and the 1975 mill rate plus 10% for indicated increase, at \$51,623.00.

This is to request that the City make a contribution to this non-profit project of the cost to install sidewalks, curbs and lighting on Yukon Street. These are necessary for the comfort and safety of the prospective hundred or more tenants.'

With respect to the question of street lighting, I am advised by the Engineering Department that the lighting was installed ten or more years ago on both Yukon and S.E. Marine. That would appear to eliminate the question of street lighting and leave the question of sidewalks and curbs.

I am further advised that the approximate cost of installing concrete curbs and gutters, concrete sidewalk and asphalt surfacing between the existing paved strips and the curb and gutter, would be approximately \$12,000.

The Law Department advises me that Kiwanis is asking the City to pay for certain works on the streets out of general revenue, rather than by way of local improvement, and that in the opinion of the Law Department this does not amount to a grant requiring two-thirds majority under Section 206 of the Charter.

I am therefore submitting to Council for CONSIDERATION the request of Kiwanis that the City "make a contribution" towards the cost of installing sidewalks and curbs on Yukon Street abutting the Senior Citizens Housing Project. Staff are not aware of any previous precedent similar to this request."

The City Manager submits the above report of the Director of Finance to Council for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 206-207

Manager's Report, May 28, 1976.....(PERSONNEL - 1)

PERSONNEL MATTERS

CONSIDERATION

1. Leave of Absence With Pay - Captain R. Ross, Fire Department

The Director of Personnel Services reports as follows:

"Captain R. Ross is the Assistant Manager of the Canadian Olympic Rowing Team. The 1976 Olympics will be the first in which women have competed in rowing events, and with this considerable growth in the overall size of the Canadian team, the Assistant Manager is essentially responsible for one half of the team. Fire Chief A. Konig has received a letter dated 28 April 1976 from the President of the Canadian Association of Amateur Oarsmen requesting Captain Ross be given time off with pay for 15 working days during the period of July 12 to July 30, 1976, so he may fulfill his responsibility as Assistant Manager of the team during the Olympic Games.

Prior to the Olympics in July, Captain Ross will use his entire 20 day 1976 vacation entitlement to accompany the team on a competitive tour through Europe in preparation for the Olympic competition. It may also be noted that from January 1, 1976 to April 19, 1976 Captain Ross has devoted his weekends and not less than four evenings per week of his own time in preparation with the National Team, at Burnaby Lake.

The Fire Chief advises that the Firefighters' Union Local 18 will waive their normal requirements that the position of Captain Ross be filled on an acting basis during his absence.

While there are no provisions in the Personnel Regulations to cover leave of absence with pay while participating or managing an athletic event, Council has in the past granted leave of absence with pay to City employees involved in Olympic and International Competition.

Council's most recent decision was the approval on May 11, 1976 of leave with pay from 14 July to 30 July for V. Warren, Permits and Licenses Department. Mr. Warren is the Manager of the Canadian Olympic Field Hockey Team.

Examples of other occasions follow:

October 1970 -	World Handball Championship in Dublin, leave with pay for seven working shifts, Fireman R. Willson.	-approved
January 1971 -	Pan American Games, two weeks, leave with pay, Neil Ellett, Assessment Division.	-approved
July 1971 -	B.C. Centennial 71 Voyageur Canoe Pageant, leave with pay, August 5 - 13, R. Jackson, Permits & Licenses Department.	-approved
June 1972 -	1972 Olympic Games, Munich, Germany, leave with pay, August 15 - September 12, Lieut. B. Lowes.	-approved

Manager's Report, May 28, 1976.....(PERSONNEL - 2)

Clause #1 (Cont'd)

July 1972 -	World Cup Trials (Soccer), leave with pay, August 23 - September 8, N. Ellett, Assessment Division.	-approved
May 1973 -	1973 World Fireball Championships, ten days leave with pay, J. Winsor, City Planning Department.	-approved
July 1973 -	World Fireball Sailing Championships, Torbay, England, leave with pay, September 10 - 21, J. Winsor, City Planning Department.	-approved
April 1975 -	Olympic Sailing Trials, leave with pay, June 7 - 18, J. Winsor, City Planning Department.	-approved

In view of the foregoing City Council may wish to give favourable consideration to granting Captain R. Ross, Vancouver Fire Department, 15 days leave of absence with pay from July 12 to July 30, 1976, in order that he complete his commitment as Assistant Manager of Canada's Olympic Rowing Team.

The City Manager submits the foregoing report of the Director of Personnel Services for the CONSIDERATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 207

Manager's Report, May 28, 1976(PROPERTIES - 1)

PROPERTY MATTERS

RECOMMENDATION

1. Tenders Re: Coffee Shop in
Britannia Community Services Centre

The Supervisor of Property & Insurance reports as follows:-

"Tenders for the coffee shop in Britannia Community Services Centre were opened by the City Manager on May 3rd, 1976, and referred to the Property and Insurance Office and the Britannia Community Services Management Board for report. The Property and Insurance Office reports as follows:-

The basis for the tender call was agreement by the applicant to a monthly payment of \$150.00, plus 2% of gross profit over \$1,800.00, the lease period to be 36 months, and submission of a menu.

The Britannia Community Services Board through their Nutritional Committee and in liaison with this office recommends "Stothart Services" as the successful applicant to lease the Coffee Shop relative to the terms of reference and the lease agreement as drafted by the City's Law Department.

The Britannia Community Services Nutritional Committee is composed of Ms. Evelyn Kerr, Head of the Home Economics Department, Britannia School, Mrs. Anna Niven, Administrative Assistant, Britannia School, Mrs. Alice Anderson, Nutritionist, R.E.A.C.H. Medical Centre and Ms. Thelma Lindsay, Manager, Administrative Services for the Britannia Community Services Centre.

Background Information:

Stothart Services - They are experienced, and accepted the lease terms as set out by the Property & Insurance Office and the Law Department.

Parnell Foods Ltd.- No menu prices were tendered, a longer lease period was requested and a guarantee against loss was required.

Fotios Restaurants
Ltd.- Lack of experience, approximately two years as Manager of a restaurant.

Mohammed Iqbal and
Nasim Iqbal - No related business experience in Canada.

The lease period is thirty-six months, with rental established at \$150.00 per month, plus 2% of the gross sales above \$1,800.00. The Lessee is obligated to provide an annual statement to the Supervisor of Property & Insurance within three months of the expiry of each twelve month period, and to allow the Director of Finance or his nominee and the Britannia Community Services Centre Society to inspect all records and accounts relating to the operation of the business carried out on the premises.

It is therefore,

RECOMMENDED That Stothart Services be accepted as the successful applicant on the basis of the terms and conditions set out by the Director of Legal Services in conjunction with the Supervisor of Property and Insurance."

The City Manager RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be approved.

PROPERTY MATTERS

INFORMATION

2. Demolitions

The Supervisor of Property & Insurance reports as follows:-

"I have received and opened quotations from various contractors for demolition of the structures listed below and have awarded the contract to the low bidders as noted:-

<u>Property</u>	<u>Project</u>	<u>Successful Bidder</u>	<u>City To Pay</u>	<u>Code No.</u>
2823-25 & rear dwelling @ 2831 Pt. Grey Road Lot A, of 13 & 14 & Lot 12, Block 24, D.L. 192 -	Pt. Grey Rd. Waterfront Development	Litchfield Bulldozing & Demolition	\$2,945.00	#4189/

The City Manager has confirmed the above contract and submits the foregoing report of the Supervisor of Property & Insurance to Council for INFORMATION."

RECOMMENDATION

3. Sale of Property

The Supervisor of Property and Insurance reports as follows:-

"Offers to purchase were received by the City Clerk as a result of the City's call for tenders, and were opened in public May 25th, 1976.

RECOMMENDED that the following offers to purchase be accepted and approved under the terms and conditions set down by Council, being in each case the highest offer received.

Lots in S½ Block 88, T.H.S.L. , Plan 2813 Amd. North Side of Adanac Street between Kootenay and Skeena Streets

	<u>Approx. Size</u>	<u>Purchase Price</u>	<u>Terms</u>	<u>Conditions</u>
<u>Lot 28,ex.N.10'</u>				
ZAPANTA, Rodolfo V. & Geraldine Y.	33' x 106'	35,000.00	City Terms	-
<u>Lot 27,ex.N.10'</u>				
KNIGHT REALTY LTD.	33' x 106'	32,260.00	City Terms	-

Manager's Report, May 28, 1976.....(PROPERTIES - 3)

Clause #3 (Cont'd)

Lot 25,ex.N.10'

KNIGHT REALTY LTD.	33' x 106'	32,160.00	City Terms	P.U. Easement over Easterly 5 feet.
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Lot N, Sub. 2-4, Block C, D.L. 301, Plan 1989
North Side of King Edward Avenue between Prince Edward Street
and St. George Street

WONG, Thomas	34' x 74'	24,000.00	City Terms	-	"
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The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Property and Insurance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 201

MANAGER'S REPORT

April 22, 1976

TO: Vancouver City Council

SUBJECT: Property Endowment Fund -
Properties Withheld from Sale.

CLASSIFICATION: RECOMMENDATION

The Supervisor of Property and Insurance reports as follows on behalf of the Property Endowment Fund Board:

" On April 6, 1976, City Council approved certain recommendations of the Standing Committee on Finance and Administration dated March 18, 1976, with respect to the procedure to be adopted by the Property Endowment Fund Board, and in particular adopted the following recommendation:

'F. That...the Property Endowment Fund Board be given responsibility for establishing conditions under which land is held, such conditions to be approved by Council.'

Attached is a list of properties which the Property Endowment Fund Board has authorized to be withheld from sale for various reasons. It is pointed out that the "holds" placed on these properties by the Board are, in the majority of cases, merely confirmations of reservations requested by various departments or boards for Engineering, Planning, Park or Fire Department purposes, or are recognitions of holding action taken by City Council. It is the intention of Property Endowment Fund Board to annually review the reservations on the properties with a formal review taking place at least once a year.

It is RECOMMENDED that Council approve various reservations placed on the attached list of properties for the purposes indicated."

The City Manager RECOMMENDS that Council approve the foregoing recommendation of the Property Endowment Fund Board.

FOR COUNCIL ACTION SEE PAGE(S) 208

C

MANAGER'S REPORT

May 18, 1976

TO: VANCOUVER CITY COUNCIL
SUBJECT: FAMILY HOUSING - APARTMENT FORM
CLASSIFICATION: CONSIDERATION

The Director of Housing reports as follows:

"This report is pursuant to the resolution of City Council of May 11, 1976,

"THAT the proposals with respect to 264 units of family housing detailed orally this day by the Director of Housing be approved in principle with a detailed report back to Council for consideration and approval."

These proposals are in accordance with the general form of housing development approved in principle by City Council on May 11.

If the proposals receive both Federal and Provincial Government appropriate funding, and they are subsequently proceeded with, the management and operation of each housing proposal will be the responsibility of the City's Housing Corporation--as such, occupancy can be controlled.

The proposals being submitted for the CONSIDERATION of City Council are as detailed in Appendix I (attached hereto.)"

The City Manager submits the foregoing report of the Director of Housing for the CONSIDERATION of City Council.

The report of the Director of Planning that was considered by Council on May 11, is recirculated for the information of Council.

FOR COUNCIL ACTION SEE PAGE(S) 208

May 28, 1976

TO: Vancouver City Council

SUBJECT: Development Permit Application #67839 - Vancouver East
Lions Club - 1717 Adanac Street.

CLASSIFICATION: CONSIDERATION

The Director of Planning reports as follows:

"City Council will recall the brief historical report from the Planning Department which was considered by Council on May 18, 1976 regarding the senior citizens apartment building proposed for this site. Council at that time resolved to submit an application, to alter the CD-1 By-law to a Public Hearing.

BRIEF HISTORY

City Council at a Public Hearing on November 26, 1974, after receiving recommendations from the Vancouver City Planning Commission and the Technical Planning Board, approved the rezoning of this site to CD-1 Comprehensive Development District for the purpose of constructing a senior citizens housing project. The neighbouring site to the north across the City lane (740 Commercial Drive - Lots 2, 3, E of 8, Block D, Subdivision 7, D.L. 183) was also rezoned by Council to CD-1 at the same time (see Appendices I, II and III).

The floor space ratio on the site at 740 Commercial Drive was restricted by the CD-1 By-law to a maximum of 1.20. The floor space ratio for the site at 1717 Adanac Street was restricted by the CD-1 By-law to 2.20 (both to be measured in the same way as the RM-3 Multiple Dwelling District Schedule).

The CD-1 By-law was subsequently enacted by City Council on December 10, 1974.

On December 12, 1974, Development Permit Application #67839 was approved subject to several conditions to be met prerequisite to its issuance. This application requested approval for the construction of a highrise apartment building for senior citizens on the site at 1717 Adanac Street only. One of the conditions prerequisite to the issuance of the development permit was that the floor space ratio be reduced for that building to 2.20. The plans submitted with the application indicated a floor space ratio of 2.40. A further condition was that revised drawings be submitted indicating that the tower be reduced in height not to exceed the height and length requirements of the RM-3 District Schedule.

On April 2, 1976, revised drawings were submitted which in fact increased the floor space ratio to 2.91 and the height was increased by one floor. The revised scheme would not meet the vertical angles of daylight obstruction requirements.

PRESENT SITUATION

On May 20, 1976, a meeting was held between Alderman Harcourt, representatives of the Vancouver East Lions Club and representatives of the Planning Department.

The Zoning Planner explained that the floor space ratio of 1.2 on the northerly site and 2.2 on the southerly site was originally recommended because it would allow for the retention of the existing senior citizens

1717 Adanac Street
Development Permit Application #67839

development on the northerly site and the average of the two floor space ratios would be equitable with the maximum floor space ratio that could be achieved with bonuses on neighbouring RM-3 sites. The Zoning Planner also advised that the Planning Department could not support a development with a higher floor space ratio or height from that originally approved. He also recalled a meeting held with the Vancouver East Lions Club representatives before the site was rezoned, at which time it was stated that the Department could not support a floor space ratio of 2.2 on this site alone, but could support a CD-1 with a floor space ratio of 2.2 on this site and 1.2 on the northerly site.

Two possible alternatives were discussed at length:

1. An application could be filed by the developers to amend the CD-1 By-law with such an application being referred to a Public Hearing.
2. The development could be somewhat reduced in height and floor area with a variation to the CD-1 By-law being considered by the Board of Variance, subject to Council's concurrence. Two methods of achieving this could be:
 - (a) With the removal of one floor (10 units - approximately 5250 sq. ft.) and the exclusion of the lounge on the main floor, storage, common meeting rooms and common areas in the basement (approximately 8200 sq. ft.) from floor space ratio calculations, the floor space ratio would be reduced to 2.40. The exclusion of the lounge and common areas would not be in accordance with the method of calculation in the RM-3 District Schedule as required by the CD-1 By-law. This method would first require approval of the Board of Variance for exclusion of approximately 8200 sq. ft. of lounge and common areas plus an additional 5400 sq. ft. of floor area to arrive at the approved floor space ratio of 2.20.
 - (b) With the removal of two floors (20 units - approximately 10,500 sq. ft.), leaving 100 units, and the exclusion of the lounge on the main floor, storage, common meeting rooms and common areas in the basement (approximately 8200 sq. ft.) from floor space ratio calculations, the floor space ratio would be reduced to 2.20. The exclusion of the lounge and common areas would also not be in accordance with the RM-3 method of calculation as required by the CD-1 By-law. This method would first require the approval of the Board of Variance for exclusion of the approximately 8200 sq. ft. of lounge and common areas from floor space ratio calculations to arrive at the approved floor space ratio of 2.20. This proposal would be closer to the intent of the original approval.

The Zoning Planner advised the group that he could not support method (a) but that there could be some justification to permit a variance as suggested by method (b) as in most instances these lounge and common areas would be used by the occupants of the building.

- 3 -

1717 Adanac Street
Development Permit Application #67839

CONCLUSION

It is noted that this CD-1 By-law was approved in 1974 when the residential multiple dwelling district schedules of the Zoning and Development By-law included all floor areas in floor space ratio calculations with the exception of underground parking. Since that time, district schedules covering other areas of the City, such as Kitsilano and the West End, have been amended to exclude certain amenity areas, such as those suggested in method (b) above.

Normally CD-1 By-law should not be altered except through normal channels, i.e. Public Hearing.

It is our understanding that this development has received financing approval from the C.M.H.C.

In this particular case, the most suitable course of action may be to deal with the matter through the Board of Variance with the Board relaxing the floor space ratio requirements according to method (b) above, if they see fit and with Council's concurrence. This would lead to an earlier conclusion than if the matter was dealt with through a Public Hearing.

The applicants, Vancouver East Lions Club, are reluctant to reduce the floor area but favour method (a). (See Appendix IV)"

The City Manager submits the foregoing report for the CONSIDERATION of City Council.

FOR COUNCIL ACTION SEE PAGE(S) 208

I

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

May 12, 1976

A meeting of the Standing Committee of Council on Community Services was held on Wednesday, May 12th, 1976, at the New Central Hotel, 44-48 East Cordova Street, at approximately 4:00 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Boyce
Alderman Sweeney

ABSENT: Alderman Marzari
Alderman Volrich

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Multi Use Centre - Central/Oliver Hotels

The Committee had before it for consideration a Manager's Report, dated May 6th, 1976 (copy circulated) in which the Director of Social Planning reported on the Multi Use Centre located on the ground floor and basement levels of the 140-room New Central Hotel (formerly the Central/Oliver Hotels). The report outlined the services to be offered by this Multi Use Centre and cost sharing formula for its operation.

The Committee, accompanied by representatives of United Housing Foundation and Central Mortgage & Housing Corporation, and the construction project manager, toured the Multi Use Centre to view the library, TV lounge, carpentry workshop, kitchen facilities and cafeteria, washing machines and dryers, dry cleaning facilities and washroom and delousing facilities.

During discussion while on the tour of the centre, it was reported that the United Housing Foundation, which currently owns and manages the New Central Hotel, is in negotiations with Central Mortgage & Housing Corporation to discontinue its involvement in the hotel, and C.M.H.C. feels that the City of Vancouver should consider purchasing the New Central Hotel.

Following discussion, it was

RECOMMENDED

- A. THAT the Director of Social Planning, in consultation with other civic officials, be asked to investigate the financial and other implications of the City acquiring the New Central Hotel from the United Housing Foundation and report to the Community Services Committee.
- B. THAT Council approve the operating budget of the Multi Use Centre as set out in the attached Manager's Report dated May 6, 1976.

Continued on Page 2. . .

Clause No. 1 Continued

- C. THAT Council approve the City's share of expenditures for seven months in 1976 estimated at \$33,479.00.
- D. THAT the Provincial Government, through the Department of Human Resources or the Vancouver Resources Board, be requested to approve an expenditure for the meal service and bathing facility estimated at \$238,380.00 for seven months in 1976 with recoveries to the Provincial Government from revenues from the meal service.
- E. THAT the Director of Social Planning be authorized to employ a manager for the Multi Use Centre for one year within his department, subject to the position being classified by the Director of Personnel Services.
- F. THAT the Director of Social Planning report back to the Community Services Committee by May 15th, 1977 with recommendations on a permanent management arrangement for the Multi Use Centre.
- G. THAT the Director of Social Planning invite bids for provision of the meal service and report back to the Community Services Committee on results.

The meeting adjourned at approximately 4:45 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 208

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

II

May 13, 1976

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, May 13, 1976 at approximately 1:30 p.m.

PRESENT: Alderman Volrich, Chairman
Alderman Bowers
Alderman Marzari
Alderman Sweeney

ABSENT: Alderman Kennedy

COMMITTEE CLERK: G. Barden

RECOMMENDATION

1. Health Department - Space Requirements

The Committee had for consideration a Manager's report (copy circulated) dated April 28, 1976 in which the Medical Health Officer reported on space requirements of the Health Department. The Medical Health Officer also circulated at the meeting a supplement to his report as follows:

- " 1. In spite of the Administrative Analysts assessment of East Unit overcrowding, the most critically overcrowded facility is the one at 3998 Main Street.
2. The staff size, not the school population, has been the basis of our analysis. Program activity and the space required still relates to staff size at any given location.
3. The Health Department has been totally and repeatedly consistent over the last eight years in identifying the requirements for a major health facility in the east half of West Service Area. The major priority in the 1971-75 Capital Plan was for a complete service unit in the Oakridge area.
4. If a lease were given to the ground floor of 3998 Main Street, then:
 - (i) five staff now at the Kerrisdale office will be inappropriately located;
 - (ii) the dental service will not develop to its optimal efficiency;
 - (iii) clinical programs will be hampered due to lack of space and the more difficult second floor location;
 - (iv) the City will ultimately have to face a major building cost within this same service area at a far higher cost.
5. If City Council approves Health Department use of 3998 Main Street, then this project and the East Unit re-development (exclusive of furnishings) could both be carried out for the \$362,100 available for Health Department buildings.
6. The other building priorities are clearly behind these two major concerns."

Standing Committee of Council 2
on Finance and Administration
May 13, 1976

Clause #1 continued:

The Committee did not feel that both the Main Street unit and the Victoria Drive unit could be expanded at this time. The City Manager stated that the request for furnishings such as a three-chair dental clinic would be an increase in the standard of service.

Following further discussion it was

RECOMMENDED

- A. THAT expansion of the Health Unit at 3998 Main Street be approved;
- B. THAT the present proposal for expansion of the Health Unit at Victoria Drive not be approved, and further the Medical Health Officer submit to the Committee a very much reduced budget for expansion of the Victoria Drive Health Unit;
- C. THAT the Medical Health Officer report back to the Committee on furnishings for the expansion of the two units;
- D. THAT the Medical Health Officer be instructed to report back to the Committee on the anticipated level of service to be provided by his Department in the future.

FOR COUNCIL ACTION SEE PAGE(S) 208

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES



MAY 13, 1976

A meeting of the Standing Committee of Council on Community Services was held on Thursday, May 13, 1976, at the No. 1 Committee Room, Third Floor, City Hall, at approximately 3:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Boyce
Alderman Marzari
Alderman Sweeney
Alderman Volrich

COMMITTEE CLERK: H. Dickson

The Minutes of the Community Services Committee meeting of May 6th, 1976 were adopted.

INFORMATION

1. Steams Hot Dogs - Request for Extension of Hours

The Committee had before it for consideration a letter dated March 29, 1976 (copy circulated) from lawyer, Mr. J. J. Sutherland, on behalf of a client, Steams Hot Dogs, requesting an extension of their hours from the present closing time of 1:00 a.m. to 3:00 a.m. Also before the Committee for consideration on this matter was a letter dated April 27th, 1976 (copy circulated) from the Police Department advising that the police does not agree with an extension of the operating hours of Steams Hot Dogs. The police letter was accompanied by a report dated April 5th, 1976 (copy circulated), outlining the general operation of Steams Hot Dogs.

Mr. Sutherland appeared before the Committee on this matter and stated that the management has made a number of changes which have reduced the number of young persons frequenting this establishment. He noted that the police reported that on numerous occasions customers of this establishment have been found in stages of semi-consciousness on the premises and suggested to the Committee that this is common in the downtown eastside area. Mr. Sutherland suggested that the operator of Steams Hot Dogs should not be faulted because customers may "doze off"; that there has been some improvement in the operation; and that therefore an extension of hours should be granted - even on a trial basis.

Representatives of the Police Department told the Committee they are definitely opposed to an extension of the operating hours of Steams Hot Dogs.

During discussion, the Committee noted that since the City imposed a midnight closing time in 1973 (which was extended to 1:00 a.m. on March 7th, 1974) the number of youths frequenting the establishment seems to have been reduced but that this establishment is still frequented by drug users.

Following discussion, it was

RESOLVED

THAT there be no extension to the present 1:00 a.m. closing time for Steams Hot Dogs, 50 East Hastings Street.

INFORMATION AND RECOMMENDATION

2. Red Door Rental Aid

The Committee had before it for consideration a Manager's Report dated April 27th, 1976 (copy circulated) in which the Acting Supervisor of Property and Insurance reported on the sub-lease of School Board premises at 4804-4806 Main Street to the Riley Park Area Council which sub-leases to the Red Door Information Centre which sub-leases to Red Door Rental Aid.

Ms. G. M. R. Gordon, President of Red Door Rental Aid Society, appeared before the Committee and presented copies of two letters, both dated May 7, 1976, from the Riley Park Area Council and the Red Door Rental Aid Society to the School Board (copies circulated).

Ms. Gordon explained to the Committee the Riley Park Area Council has vacated the premises and that Red Door Rental Aid Society, which wishes to continue operating, does not have a lease on the premises.

Following consideration, it was

RESOLVED

THAT this matter be referred to the next joint meeting of the Special Committee of the School Board, Park Board, and City Council;

and it was

RECOMMENDED

THAT Council request the School Board to give favourable consideration to leasing premises at 4804-4806 Main Street to Red Door Rental Aid Society.

INFORMATION

3. City Involvement in Police and Community Services Project in Southeast Vancouver

The Committee had before it for consideration a Manager's Report dated April 14th, 1976 on the City's involvement in police and community services project in southeast Vancouver.

A representative of the Social Planning Department appeared before the Committee and requested that this matter be deferred for one week, and it was

RESOLVED

THAT the Manager's Report dated April 14, 1976 on the City's involvement in police and community services project in southeast Vancouver be deferred to the next meeting of the Community Services Committee.

RECOMMENDATION

4. Social Services Grants - Quarterly Report

The Committee had before it for consideration a Manager's report dated May 4th, 1976 (copy circulated) in which the Director of Social Planning recommended that four civic grants, totalling \$38,974.00, be approved.

Clause No. 4 Continued

Representatives of the Social Planning Department appeared before the Committee on this matter and pointed out that the net cost to the City would be \$31,359.50 after approved C.A.P. recovery and that the City's cost would be further reduced to \$19,487.50 if all pending C.A.P. applications are approved.

The Social Planning Department's representatives reviewed the eight grant applications (contained in the report) with the Committee and answered questions as to previous grants to these organizations, what the funding was for, and information regarding the services to be offered by the organizations.

Following consideration, it was

RECOMMENDED

THAT civic grants for social services in an amount totalling \$38,974.00 be approved for the purposes outlined by the Director of Social Planning in the Manager's Report dated May 4, 1976, and subject to any conditions contained therein, to the organizations listed as follows:

- a) Mental Patients Association - \$14,229.00
- b) Owl House - \$14,000.00
- c) YWCA Native Youth Worker
(Program costs) - \$ 1,000.00
- d) Crossreach - \$ 9,745.00

FURTHER THAT there be no grants at this time to the following organizations:

- a) Grandview Community Centre
- b) Killarney Champlain Citizens for Action Association
- c) Vancouver Opportunities Program Society
- d) Vancouver Opportunities Program Workshop and
Free Store

The meeting adjourned at approximately 4:00 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 209

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

May 13, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 2 Committee Room, Third Floor, City Hall, on Thursday, May 13, 1976, at approximately 3.30 p.m.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Harcourt

ABSENT: Alderman Cowie
Alderman Kennedy

ALSO PRESENT: Alderman Boyce (Items 1-4)

CLERK TO THE
COMMITTEE: M. L. Cross

INFORMATION

1. Monthly Status of Rezoning Applications.

The Committee considered the monthly status of rezoning applications as of April 30, 1976 (copy on file in the City Clerk's office) and

RESOLVED

THAT the Monthly Status report of Rezoning Applications as of April 30, 1976 be received.

RECOMMENDATION

2. Kitsilano Area Planning Program: Apartment Area Plan Implementation of Policies Relating to Street Improvements.

The Committee considered a report of the City Manager dated April 28, 1976 (copy circulated) in which the Director of Planning outlines the implementation of policies relating to street improvements in the Kitsilano Apartment Area.

RECOMMENDED

- A. THAT the City Engineer be instructed to initiate a paving program in the Kitsilano Apartment Area so that one block per year, beginning in 1976, is paved.
- B. THAT at the time a capital budget is approved, City Council again consider initiating an 'area' paving program.

RECOMMENDATION

3. Heritage Designation - "B" Schedule.

The Committee considered a report of the City Manager dated May 6, 1976 (copy circulated) in which the Director of Planning sets out the following categories for identification of heritage buildings:

- " 'Category A' Buildings of outstanding heritage value that are considered to make a larger contribution to the City than any alternative use of the site.
- 'Category B' Buildings with enough heritage merit to warrant designation but not of sufficient merit to preclude the possibility of alterations or demolition if a superior alternative is presented.
- 'Category C' Buildings which have some heritage merit but which would not be recommended for designation. "

Mrs. R. Fleming, Chairman of the Heritage Advisory Committee advised that a separate "B" schedule would spell out precisely what aspect of the building is important.

In the report the Director of Planning states:

" 'B' buildings would be chosen for one or more of a series of characteristics:

- (1) Features (e.g. cornices, facades)
- (2) Scale
- (3) Materials
- (4) Historical character
- (5) Architectural character
- (6) Urban context (its relationship to its surroundings)"

RECOMMENDED

THAT the Director of Legal Services be instructed to prepare a "B" schedule to By-law No. 4837 which will protect specific portions of "B" heritage buildings.

INFORMATION

4. Reports on Still Creek.

The Committee considered two reports of the City Manager dated May 6, 1976 (copies circulated).

- A. Report entitled "Still Creek Water Quality Sampling and Improving Programme."
- B. Report entitled "Request for Enclosure of Still Creek by Exeter Properties."

Park Commissioner B. Keefer and Commissioner F. Bunnell of the Greater Vancouver Sewerage and Water District were present for the discussion.

Commissioner Keefer indicated that he had been working with representatives of the Housing and Environment Committee, the Park Board, and the Citizens' Trail Committee towards the provision of a bicycle and walking trail throughout Vancouver and Burnaby. He advised that Burnaby has recently adopted a policy of non-enclosure for the Burnaby section of the creek. He requested that Vancouver adopt a similar policy.

Commissioner Bunnell set out the G.V.S. and D.D. policy with respect to enclosure of Still Creek.

Also considered was a letter dated May 10, 1976 from Mr. S. Lee, Secretary/Treasurer, Exeter Properties Limited supporting their request to culvert Still Creek.

After considerable discussion the Committee

RECOMMENDED

- A. THAT the Greater Vancouver Sewer and Drainage District be requested to maintain an ongoing monitoring programme on Still Creek in order to detect any significant changes in water quality.
- B. THAT no further enclosures of Still Creek be permitted south of Grandview Highway.
- C. THAT north of Grandview Highway, east of Cornett Road, Still Creek be kept open where it is adjacent to a road or public access.
- D. THAT north of Grandview Highway between Rupert Street and Cornett Road, where Still Creek flows through private properties, the owners be encouraged to keep the Creek open; if this is not possible, the Creek may be culverted and completely enclosed at the option of the owner.
- E. THAT the City Engineer and the Greater Vancouver Sewer and Drainage District report back on the area north of Grandview Highway west of Rupert Street.
- F. THAT the owners of the properties between Rupert Street and Cornett Road north of Grandview Highway be requested to co-operate with the Provincial Trails Advisory Committee in providing an easement for a finished right-of-way suitable for a bicycle trail.

Clause No. 4 Continued.

(The above clause is submitted to Council for information as the recommendations of the Committee were adopted by Council at its meeting on May 18, 1976.)

RECOMMENDATION

5. Public Open Space Potential of the Gastown Right of Way.

The Committee considered a report of the City Manager dated May 5, 1976 forwarding a report of the Director of Planning dated March 12, 1976 (copies circulated) which delineates options for securing an opportunity to provide a public amenity in the Gastown area of the Downtown peninsula at a minimum cost to the City.

Mr. J. Ellis of the Central Area Division of the Planning Department with the aid of a model, illustrated to the Committee how the open space would develop at each option stage. The maximum option stage would provide approximately three-quarters of an acre of public open space for approximately 4,000 persons presently living within a two block radius of the right-of-way.

Preliminary discussions have been held re possible trade-offs with the owners of the affected properties. Mr. Ables of Freeman and Company, Solicitors for City Parking indicated that the Company wishes to remain in the parking business and are not considering developing their property for other uses. They would be willing to negotiate and consider developing a parking structure in the area. Mr. G. Anderson indicated that he previously had plans to develop his property but has not yet carried them through. Mr. J. Jones advised that he had attended a meeting and most of the affected owners on Powell Street situated on the right-of-way seemed to be in favour of the scheme.

After discussion, the Committee

RECOMMENDED

- A. THAT those portions of Blocks 2, 7, and 8, formerly CPR right-of-way, D.L. 196 be reserved as public open space as a matter of Council policy.
- B. THAT, upon endorsement of this policy:
 - (i) The Director of Planning be instructed to report back on the development controls required for eventual implementation of this proposal; and
 - (ii) The Director of Finance be instructed to report back on the financial aspects of eventual implementation of this proposal; and
 - (iii) The City Engineer be instructed to report back on the traffic and parking aspects of the eventual implementation of this proposal.

The Meeting adjourned at approximately 4.50 p.m.

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON
HOUSING AND ENVIRONMENT

May 20, 1976

A meeting of the Standing Committee of Council on Housing and Environment was held on Thursday, May 20, 1976, at 1:30 p.m. in the No. 1 Committee Room, Third Floor, City Hall.

PRESENT: Alderman Harcourt, Chairman
Alderman Cowie
Alderman Rankin

ABSENT: Alderman Bird)
Alderman Boyce) Civic Business

CLERK: J. Thomas

The Minutes of the meeting of May 6, 1976, were adopted.

INFORMATION:

1. Fire By-law: Emergency Lighting Requirements,
5475 Vine Street

The Committee considered a Manager's report dated May 4, 1976, in which the Fire Chief commented on emergency lighting requirements applicable to 5475 Vine Street in response to a letter of complaint from Vinecrest Manor Limited.

In a communication dated April 21, 1976, (circulated) the Board of Directors protested the directive from the Fire Chief and pointed out the building was a concrete structure, co-operatively owned, and the installation of emergency lighting would cost approximately \$4,000 shared between twenty-four suites.

Captain L.V. Davis, Acting Chief Fire Warden, advised the building was classed as an hotel under the Fire By-law and required emergency lighting under both the By-law and Provincial Statute. There was no right of appeal to the requirement.

Mr. R.K. Brown, and Mr. J. Snelgrove, addressed the Committee on behalf of Vinecrest Manor Limited and requested consideration be given to the incorporation of an appeal procedure in the Fire By-law. The Chairman advised, Council on June 1, 1976, would be considering proposed changes to the Fire By-law including provision for appeal.

The Committee Clerk was instructed to write the Board of Directors of Vinecrest Manor informing them there is no appeal at present from the directive of the Fire Chief, and therefore they must comply with the emergency lighting requirements under the City Fire By-law and Provincial Fire Marshal's Act.

It was

RESOLVED,

THAT the Manager's report dated May 4, 1976, be received for information.

RECOMMENDATIONS:

2. Housing and Relocation Services

On April 8, 1976, after considering a communication from the Minister of Housing dated March 11, 1976, (on file in the City Clerk's Office) stating no more grants would be made this year under the Rental Information Services Grant Program the Committee recommended the Red Door Rental Aid Society and Y.W.C.A. Rooms Registry be funded for an interim period of three months to ensure continuation

Cont'd . . .

Report to Council
Standing Committee of Council
on Housing and Environment
May 20, 1976 2

Clause 2 Cont'd

of the service while further approaches were made to the Provincial Government. Council on April 13, 1976, approved the Committee's recommendation and the Mayor was requested to write the Minister suggesting an immediate meeting to discuss the continuation of the service under the same cost-sharing formula as previously existed between the Province and the City, and also that the City be reimbursed the sum of \$28,000 interim funding granted the two agencies.

The Committee had for consideration communications from the Minister of Housing dated May 10, 1976, and from the Minister of Human Resources dated April 26, 1976, advising the Government did not consider housing registries priority services and therefore grants would not be forthcoming.

The Honourable Hugh Curtis advised, as Minister of Housing, he had assessed the merits of departmental programs in order to re-orient activities towards assisting the private sector in the provision of housing. Consideration of the consolidation of the department's many activities had led to the decision to discontinue grants to housing registries and instructions had been given that community requirements be accommodated through the use of B.C. Housing Management Commission waiting lists. The Minister stated:

"I note that your Council approved funding for housing registries subsequent to my letter of March 11, indicating my decision.

I appreciate your Council's concern, as no doubt you can mine when faced with competing choices for scarce funds. Nevertheless, priorities must be established and this inevitably involves some shortfall in some areas. I therefore regret to inform you that upon review I have decided not to reinstitute grants for housing registries."

The Honourable William Vander Zalm in his letter to the Mayor stated he could not consider housing registries to be a priority project or program. The Minister commented:

"At a time when grant monies are short and so many organizations previously funded by L.I.P. grants are now turning to us and at a time when because of this many worthwhile and proven services must be discontinued, it seems to me the matter of a Housing Registry is more a luxury than a necessity. The old conventional method of searching newspaper ads, etc., may not be as efficient as some but is still a reasonable alternative.

If I have missed something or am overlooking a very important aspect of this particular programme, please give me a call and we can discuss it further."

Ms. G.M.R. Gordon of the Red Door Rental Aid Society and Mrs. V. Langdon, Y.W.C.A., addressed the Committee. During discussion the Chairman noted he had consulted B.C. Housing Management Commission staff and had been advised that it would be beneficial if he sponsored a joint meeting of Commission staff and the two housing registries to try and arrive at a satisfactory solution.

Committee members were critical of the Minister of Human Resources' comment that housing registries were a luxury rather than a necessity and felt the people who were in most need of the service were the disadvantaged - the poor, the handicapped, and the aged who lacked transportation to seek out housing. B.C. Housing Management Commission served people in the public housing sector only.

The Y.W.C.A. and Red Door representatives commented that their

Cont'd . . .

Clause 2 Cont'd

agencies received many requests from the Commission to locate housing for applicants who were on the public housing waiting list but whose emergency housing needs could not be currently met by the Commission.

Following discussion it was

RECOMMENDED,

- A. THAT Council fully fund the Red Door Rental Aid Society and Y.W.C.A. Rooms Registry for a year terminating March 31, 1977, based on Council's resolution of March 23, 1976 - i.e. \$71,000 for the Red Door Rental Aid Society, \$40,000 for the Y.W.C.A. Rooms Registry, and taking into account the present interim funding for the months of April, May, and June.
- B. THAT the Provincial Government be informed it is the opinion of Council that the withdrawal of a housing registry service will entail great hardship for the poor, sick, and aged citizens of Vancouver, and therefore the Ministers of Housing and Human Resources be requested to reconsider their decision to discontinue funding for such service.
- C. THAT a meeting be convened by the Chairman of the Standing Committee on Housing and Environment with representatives of the B.C. Housing Management Commission, Red Door, and Y.W.C.A. to discuss the continuation of a housing registry service.

3. Victory Hotel, 391 Powell Street -
Proposal to Purchase

The Committee considered a proposal by St. James Social Service Society that the City purchase the Victory Hotel and lease back to the Society for fifteen years, thus enabling the Society to qualify for funding under the Residential Rehabilitation Assistance Program.

Ms. May Gutteridge reviewed the Society's communication of March 11, 1976, (circulated) and advised the Society rented the premises with the 54 rooms being occupied by former patients of Riverview Hospital who could not be accommodated in boarding homes. The Society was nearly self-supporting but had no financial backing to buy the property. If the City was not agreeable to the acquisition, the Society would probably phase out the operation.

The Acting Supervisor of Property and Insurance recalled the City had investigated the purchase of the property a year ago but the owners were asking approximately \$100,000 more than the Property and Insurance Department felt it was worth and the option lapsed. If the City obtained a fifteen year lease from the owner, an application could go forward for RRAP funding.

Following discussion it was

RECOMMENDED,

THAT the Supervisor of Property and Insurance and the Director of Housing investigate and report back to the Committee on the possibility of the City leasing the Victory Hotel for fifteen years.

Report to Council
Standing Committee of Council
on Housing and Environment
May 20, 1976 4

4. Fairview Slopes Policy Plan:
Housing and Social Mix

At the request of the Chairman an oral presentation was given by Mr. D. Cornejo, Planning Department, on the recommendations pertaining to housing and social mix contained in the draft Fairview Slopes Policy Plan.

Mr. Cornejo reviewed the relevant sections of the Plan and advised development of the Slopes would provide for a future population of 5,000. It was estimated 400 people, mostly adults, would be dispossessed by the development. The Plan recommended approximately 100 units of social housing be developed on five lots to be acquired over five years and City-owned lots located at 6th Avenue (2 lots, 100 feet), 7th Avenue (1 lot, 50 feet), 7th and Laurel (8 lots, part of False Creek land bridge).

Following discussion it was

RECOMMENDED,

THAT Council approve in principle the provision of replacement units for displaced low-income tenants of Fairview Slopes.

(The Standing Committee on Planning and Development was informed of the Committee's recommendation for consideration at its meeting on Tuesday, May 25, 1976.)

The meeting adjourned at approximately 2:25 p.m.

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FOR COUNCIL ACTION SEE PAGE(S) 210d2/3

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON FINANCE AND ADMINISTRATION

VI

May 20, 1976

A meeting of the Standing Committee of Council on Finance and Administration was held in the No. 3 Committee Room, third floor, City Hall on Thursday, May 20, 1976 at approximately 1:30 p.m.

PRESENT: Alderman Volrich, Chairman
Alderman Bowers
Alderman Kennedy
Alderman Sweeney

ABSENT: Alderman Marzari

COMMITTEE CLERK: G. Barden

RECOMMENDATION

1. Park Board Responsibility Matrix Study

On May 13, 1976 the Finance Committee agreed to have a general discussion of the Manager's report dated May 4, 1976 (copy circulated) dealing with a report of the Joint City Council Park Board Responsibility Study Steering Committee dated November, 1975 and revised by the Steering Committee on January 23, 1976 (copy circulated).

Representatives of the Park Board were present for the discussion and it was agreed that they would meet again with the Finance Committee in one week and report on the Park Board's views in connection with the recommendations contained in the Manager's report of May 4, 1976.

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On May 20, 1976 the Park Board met with the Finance Committee and reported on their recommendations and comments in connection with the Manager's report. The Park Board largely agreed with the recommendations in the report except for the following main points:

- Authority to reallocate or transfer funds up to \$15,000 in the Revenue Budget and \$25,000 in the Capital Budget
- The vesting of "exclusive possession of, and exclusive jurisdiction and control of" park areas in the Park Board. At present, the Park Board's authority is limited to "the custody, care and management of", park areas.

Following discussion with the Park Board, the Finance Committee

RECOMMENDED

THAT the recommendations of the Steering Committee contained in their report of November, 1975 and as amended at their meeting on January 23, 1976 be approved with the following changes:

Cont'd . . .

Standing Committee of Council 2
on Finance and Administration
May 20, 1976

Clause #1 continued:

- A. THAT the following be substituted for Recommendation No. 2:
(Page 5 of Steering Committee Report)
- 2 that the Vancouver Park Board and the Director of Finance explore and report back to the Committee on the feasibility of implementing program budgeting in the Park Board system.
- B. THAT the following be substituted for Recommendation No. 3:
(Page 5)
- 3 that the Board have the authority to reallocate or transfer funds between capital projects up to a limit of \$25,000 and between revenue appropriations up to a limit of \$5,000 and that this limit be reviewed after a reasonable budgeting system has been produced and is in operation.
- C. THAT the following be substituted for Recommendation No. 4:
(Page 5)
- 4 that the annual estimates originally prepared and approved by the Board for submission to Council be presented and discussed in its entirety directly with Council's Standing Committee on Finance and Administration, along with the recommendation of the City Manager and the Director of Finance.
- D. THAT Recommendation No. 5 be deleted. (Page 6)
- E. THAT the following be substituted for Recommendation No. 7 (1):
(Page 6)
- (1) The Board shall have exclusive possession of, and exclusive jurisdiction and control of all areas dedicated as permanent public parks of the City; and that such areas shall remain as permanent public parks, and possession, jurisdiction and control of such areas shall be retained by the Board unless cancelled by a two-thirds majority of City Council and the Park Board.
- F. THAT the following be substituted for Recommendation No. 13 as suggested by the Park Board: (Page 9)
- 13 that the organization of Board personnel and the definition of their duties, responsibilities and reporting relationships be the sole responsibility of the Board but that the services of the City Personnel Department should be available to assist the Board as required. Any increases in costs caused by a reorganization which would result in adjustments to budget estimates be submitted through the City Manager for the approval of Council. Job classifications and salary levels of positions within the Board organization to remain the responsibility of the City Personnel Department and the City Manager.

Cont'd . . .

Clause #1 continued:

The Finance Committee discussed the section of the report dealing with Statements of Responsibilities, and following discussion it was

RECOMMENDED

THAT the Statements of Responsibilities be approved as contained in the Steering Committee report of November, 1975 with the following amendments:

Responsibilities of Park Commissioners:

- G. THAT the following be substituted for Appendix B-1 Section II (a), (c) and (f): (Page B-2)
 - (a) Provide guidance and direction to the Superintendent in the preparation of the Board's annual revenue and capital estimates.
 - (c) Submit and support annual revenue and capital estimate proposals to Council for adoption.
 - (f) Submit and support recommendations to Council for additional or supplementary appropriations for new revenue and capital budget programs.
- H. THAT the following be substituted for Appendix B-1 Section II (d) and (e): (Page B-2)
 - (d) Approve allocations of funds from any general unspecified appropriations or transfer of funds between programs in the Administration, Operations or Recreation Sections of the revenue budget up to an amount of \$5,000.
 - (e) Approve allocations of funds from any general unspecified appropriation or transfer of funds between programs in the Income Operations Section of the revenue budget up to an amount of \$5,000.
- I. THAT the following statements be added to Appendix B-1 Section II as (h), (i), (j), (k) and (l): (Page B-3)
 - (h) Approve all reallocations of capital funds to or from a general unspecified appropriation or transfer between programs up to an amount of \$25,000 subject to the following qualification. Transfers in any amount between capital accounts, where the source of funds are from differing borrowing authorities, must receive the approval of Council because of the Charter requirements that such transfers be accomplished by varying or diverting By-laws.
 - (i) Approve all recommended additions to construction and development contracts in excess of \$5,000 provided funds are available to cover the additional expenditures prior to a commitment being made to the contractor.
 - (j) Advise the Director of Finance of the City of all revenue fund reallocations approved up to an amount of \$5,000 and all capital fund reallocations approved up to an amount of \$25,000 and approve all requests for reallocation of revenue funds in excess of \$5,000 and capital funds in excess of \$25,000 for submission to City Council for approval.

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on Finance and Administration
May 20, 1976

Clause #1 continued:

- (k) Establish the financial responsibilities and authorities accorded to the Superintendent on behalf of the Board and the reporting requirement of the Superintendent in respect of the authorities granted.
- (l) Approve all requests for travel and training expenses on behalf of Board members and employees of the Board and in accordance with City Personnel Regulations as they are applicable to employee requests.
- J. THAT the following be included in Appendix B-1 Section II as statement (m) and be removed from Section VII: (Page B-3)
 - (m) Direct the Superintendent to establish and maintain the necessary accounting and management information systems required to provide timely, accurate and complete reports of progress in meeting Board plans and objectives.
-
- K. THAT the following statement be added to Appendix B-1 Section II as (j): (Page B-7)

Responsibilities of Park Superintendent:

- (j) Establish specific authorities and responsibilities of senior staff in relation to the day-to-day administration of Board affairs and reporting requirements in respect of the granted authorities and assigned responsibilities.
- L. THAT the following statements be added to Appendix B-II as Section V (a) and (b): (Page B-8)
 - V. Financial Responsibility
 - (a) Establish financial authorities of senior staff in such a manner to provide adequate internal control over Board revenues and expenditures.
 - (b) Prepare and submit reports as required in respect of financial authorities granted to the Superintendent by the Board.

Responsibilities of City Council:

- M. THAT statement No. 1 under Appendix B-III be revised as follows: (Page B-9)
 - 1. Review and approve all Board annual estimates and budget reallocations over \$25,000 in the Capital Budget and over \$5,000 in the Revenue Budget.

Responsibilities of City Manager:

- N. THAT statements No. 1 and No. 3 under Appendix B-IV be revised as follows: (Page B-10)
 - 1. Administer personnel policies and regulations with respect to job classifications and pay grades and review organizational changes and report to City Council when required.

Standing Committee of Council 5
on Finance and Administration
May 20, 1976

Clause #1 continued:

3. Review Board annual estimates.

.

O. THAT the Director of Legal Services be requested to prepare the Charter amendments necessary to implement the foregoing recommendations.

CONSIDERATION:

P. The vote on Recommendation No. 7 (6) as follows resulted in a tie vote and is therefore referred to City Council for CONSIDERATION: (Page 7)

7 (6) Possession of, and exclusive jurisdiction and control of real propoerty includes the authority to determine how such real property shall be used, what fees or rental charges shall be levied, and what improvements shall be made thereon, including the removal or demolition of any existing improvements.

INFORMATION

2. The Highland Echo

Alderman Volrich reported that he had a letter from the Highland Echo dated May 17, 1976 in connection with the opening of the Britannia Community Services Centre on June 5, 1976.

The Highland Echo suggested that the City of Vancouver might wish to acknowledge its participation in this project in the form of a paid Ad in their newspaper. Following discussion it was

RESOLVED

THAT no action be taken on this matter.

The meeting adjourned at approximately 3:00 p.m.

* * * * *

FOR COUNCIL ACTION SEE PAGE(S) 210-211

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

MAY 20, 1976

A meeting of the Standing Committee of Council on Community Services was held on Thursday, May 20, 1976, in the No. 1 Committee Room, Third Floor, City Hall, at approximately 3:30 P.M.

PRESENT: Alderman Rankin, Chairman
Alderman Sweeney
Alderman Volrich

ABSENT: Alderman Boyce
Alderman Marzari

COMMITTEE CLERK: H. Dickson

RECOMMENDATION

1. Liquor Permit Application - 1251 Howe Street

The Committee had before it for consideration a Manager's Report dated May 6, 1976 regarding Development Permit Application No. 73538 for 1251 Howe Street.

In the Manager's Report, the Director of Planning reported as follows:

"The above noted development permit application has been filed to use a portion of the main floor of the existing building as a cabaret and restaurant.

This development is situated on the west side of Howe Street between Davie and Drake Streets in the Downtown District.

The proposed cabaret and restaurant development will provide an assembly area of approximately 860 sq. ft. and a maximum seating capacity of 232 persons.

The Director of Planning approved this application subject to the condition that prior to the issuance of the development permit:

'This request is referred to the Council Committee on new liquor outlets for consideration and necessary action.'

A representative of the applicant and a representative from the Planning Department appeared before the Committee on this matter and it was pointed out by the applicant that although a maximum seating capacity of 232 persons is permitted, the establishment (which will feature ethnic dancing) will have seating for 150 persons.

Following discussion, it was

RECOMMENDED

THAT Council approve of a licensed cabaret and restaurant at 1251 Howe Street as proposed in Development Permit Application No. 73538.

2. Liquor Permit Application - 1094 Richards Street

The Committee had before it for consideration a Manager's Report dated May 6, 1976 on Development Permit Application No. 73601 for a cabaret at 1094 Richards Street.

In the Manager's Report, the Director of Planning reported as follows:

"The above noted development permit application has been filed to use a portion of the second floor of the existing building as a cabaret.

This development is situated on the north-east corner of Richards and Helmcken Streets in the Downtown District.

The proposed cabaret development will provide an assembly area of approximately 270 sq. ft. and a maximum seating capacity of 46 persons.

The Director of Planning approved this application subject to the condition that prior to the issuance of the development permit:

'This request is referred to the Council Committee on new liquor outlets for consideration and necessary action.'

A representative of the Planning Department appeared before the Committee on this matter and pointed out that the Director of Planning has approved this application, and following discussion, it was

RECOMMENDED

THAT Council approve of a cabaret at 1094 Richards Street as proposed in Development Permit Application No. 73601.

3. Liquor Permit Application - 1030 Denman Street

The Committee had before it for consideration a Manager's Report dated May 14, 1976 on Development Permit Application No. 73559, involving a relocation of licensed premises in the Denman Place Inn to comply with Fire Marshal's regulations.

In the Manager's Report, the Director of Planning reported as follows:

"The above noted development permit application has been filed to enclose a portion of the main floor of the existing hotel building (Denman Place), now exterior court, and use this area as a cocktail lounge.

This development is situated on the east side of Denman Street between Nelson and Comox Streets in the Downtown District.

The proposed cocktail lounge will provide an assembly area of approximately 630 sq. ft. and a maximum seating capacity of 52 persons.

The applicant has advised that the existing lounge, located ancillary to the restaurant on the penthouse floor, must be discontinued by order of the Fire Marshall's Department because of insufficient exits. It is therefore proposed to provide the cocktail lounge on the main (lobby) floor.

Clause No. 3 Continued

" The increase in the floor space ratio from 3.782 to 3.790 was permitted by the Board of Variance on May 5, 1976 (Appeal #20527), subject to City Council approval being first obtained relative to the proposed new liquor outlet.

The Director of Planning approved this application subject to the condition that prior to the issuance of the development permit:

'This request is referred to the Council Committee on new liquor outlets for consideration and necessary action.'

"

A representative of the applicant and a member of the Planning Department appeared before the Committee on this matter and it was pointed out the relocation of the licensed premises required an increase in the floor space ratio and this increase has been approved by the Board of Variance.

Following discussion, it was

RECOMMENDED

THAT Council approve of the relocation of the cocktail lounge at 1030 Denman Street as proposed in Development Permit Application No. 73559.

INFORMATION

4. Neighbourhood Pub Application - 2354-2356 West 41st Avenue

The Committee had before it for consideration a memorandum dated May 10, 1976 from the Director of Permits & Licenses, accompanied by an Amenity Report and an Application from Mr. Harold Shore (copies circulated) to operate a neighbourhood pub in premises he owns at 2354-2356 West 41st Avenue.

The Amenity Report pointed out the premises are located in the Kerrisdale commercial area two blocks west of West Boulevard. Commercial developments extend east and west from this location for a considerable distance; immediately south of the proposed location is residential - mainly apartment buildings. Ryerson United Church is located in this area, as well as a branch of the Royal Canadian Legion. North of the location are apartment buildings and residences; there are two churches located north of the proposed location but not close enough to be considered a factor.

The applicant, Mr. Harold Shore, appeared before the Committee on this matter and during discussion was advised by the Committee that a previous applicant for a neighbourhood pub in this neighbourhood withdrew his application prior to the City conducting a plebiscite vote because of opposition by residents in the area.

The Committee advised Mr. Shore it may be difficult to obtain the required 60% approval of voters in the area and suggested that prior to his putting up the capital to pay for a plebiscite vote, he should conduct a sample poll of the attitude of residents in the area on his proposal to operate a neighbourhood pub.

Clause No. 4 Continued

Following discussion, it was

RESOLVED

THAT the application of Mr. H. Shore to operate a neighbourhood pub at 2354-2356 West 41st Avenue be deferred for two weeks to permit the applicant to sample public opinion in the area on his proposed pub.

RECOMMENDATION

5. Results of Petition Plebiscite on
Pub Application - 3728 Clark Drive

The Committee had before it for consideration a memorandum dated May 17, 1976 (copy circulated) from the City Clerk advising of the results of a petition plebiscite conducted for the City by Regional Marketing Surveys Limited on the application of Dr. Michael Balshin to operate a neighbourhood pub at 3728 Clark Drive.

It was noted this was the first time a private company has been employed by the City to conduct a plebiscite vote. The City Clerk advised the Committee he was pleased with the work of the private company and that City Voters' List staff double checked every ballot.

The following is the result of this plebiscite:

Yes	655	(59.55%)
No	445	(40.45%)
Rejected	<u>27</u>	
Total	<u>1127</u>	====

The petition plebiscite failed to receive the required 60% as laid down by Council Resolution of February 25, 1975. Out of 1767 ballots issued, 1127 (or 63.78%) were returned.

The Committee felt that as the immediate area, located at Kingsway and Clark Drive, is primarily commercial and that as the vote was so very close to the required 60%, it should recommend approval.

The City Clerk reminded the Committee that last year it recommended rejection of a pub application on Commercial Drive which received a 59.60% approval of voters in the area.

The Committee noted, however, the Commercial Drive application was rejected because of alleged interference by the applicant in the conduct of the vote.

Dr. M. Balshin was reminded by the Committee the required pub closing time is 11:00 p.m. and the Committee does not feel this should be extended.

The Committee was advised the cost incurred by Regional Marketing Surveys Limited in conducting this vote is approximately \$3500.00 and additional costs were incurred by the Voters' List Section of the City Clerk's Office.

Clause No. 5 Continued

Following discussion, it was

RECOMMENDED

THAT Council approve the application of Dr. M. Balshin to operate a neighbourhood pub at 3728 Clark Drive, subject to the applicant complying with all City by-laws and regulations.

INFORMATION

6. Enumeration of Voters in the Downtown Eastside Area

The Committee had before it for consideration a memorandum dated May 11, 1976 (copy circulated) from the City Clerk on enumeration of voters in the Downtown Eastside area which was prepared in response to a letter dated May 7, 1976 (copy circulated) from the Downtown Eastside Residents' Association.

Ms. Libby Davies of the Downtown Eastside Residents' Association appeared before the Committee and reiterated points contained in the letter - that some residents of the Downtown Eastside are not sure whether they have been enumerated; that some residents may move frequently from hotels or rooming houses but remain in the area for years but may not be on the Voters' list because they are transient within the area.

The City Clerk pointed out there will be advertising in the two major daily newspapers containing a voter's application form just prior to the August registration period, and that while the City Clerk's office would not pay for an ad in one particular neighbourhood newspaper, it would have no objection if the Downtown Eastside Residents' Association wishes to reprint this ad in its monthly newspaper.

The City Clerk advised further that Voters' List application cards could be made available to D.E.R.A. after June 15, 1976 but that these cards, when filled out, must contain the actual signature of the person applying for registration on the Voters' List. These cards should be returned to the Voters' List Section of the City Clerk's office well before the August 21st deadline for verification by City Voters' List staff..

Following discussion, it was

RESOLVED

THAT the letter dated May 7, 1976 from the Downtown Eastside Residents' Association and a memorandum dated May 11, 1976 from the City Clerk, on enumeration of voters in the Downtown Eastside, be received.

7. Sale of Glue to Juveniles

The Committee had before it for consideration the following Manager's Report dated May 7, 1976:

" On October 16, 1973, City Council approved the following recommendation of the Standing Committee on Social Services:

"That Council instruct the Chief License Inspector to report to Council any store, where evidence is found that they are selling alcohol based vanilla flavourings, extracts or inhalants to juveniles."

The City Manager submits the following report of the Director of Permits and Licenses.

"I have received a report from the Police Department that the operator of a store at 1668 Kingsway was selling glue to a juvenile. The juvenile reported to the Police that on April 21, 1976, he purchased 16 tubes of glue and as a result of the party that followed, his brother was taken to hospital. This same juvenile, at the request of the Police, entered this store again on April 22, 1976, and purchased 5 tubes of glue and a package of plastic freezer bags which are used for sniffing glue.

The licensee, Mrs. Mah Leong, has been interviewed and informed of the serious nature of her actions and also that City Council is most concerned about the practise. She stated she was unaware of the ramifications of selling glue as she was doing and has agreed not to sell glue again. Mrs. Leong was also informed that she was jeopardizing the future of the store, and that the situation would be reported to Council who may wish her to appear before them."

The City Manager submits the foregoing report of the Director of Permits and Licenses for the CONSIDERATION of the Committee."

The City's Chief License Inspector appeared before the Committee on this matter and advised that Mrs. Mah Leong's store had been checked again the day prior to today's meeting and that no glue or other inhalants were found in the premises.

Following brief discussion, it was

RESOLVED

THAT the Manager's Report dated May 7, 1976 on the sale of glue to juveniles be received, and that the Director of Permits and Licenses be requested to submit a further report to the Community Services Committee on the sale of glue or other inhalants from the grocery store at 1668 Kingsway in three months.

RECOMMENDATION

8. Shannon Day Care Centre

The Committee had before it for consideration a Manager's Report dated April 30, 1976 (copy circulated) and a report dated April 26, 1976 (copy circulated) from the Director of Legal Services, both of which outlined problems associated with the three-party arrangement (Vancouver City, Hudson-Marine Holdings Ltd. and Shannon Day Care Centre Society) governing the operation of the Shannon Day Care Centre in the new Hudson-Marine Plaza building at 1200 West 73rd Avenue.

Clause No. 8 Continued

Distributed prior to the meeting was a brief (copy circulated) from the Day Care Centre Society setting out its position.

In attendance at the Committee meeting on this matter were the Director of Legal Services and a member of his staff; representatives of Shannon Day Care Centre Society with their lawyer, Mr. Allan MacLean of Vancouver Community Legal Assistance Society; the project manager of Hudson-Marine Holdings Limited, Mr. Gary Sexsmith; and a Health Inspector from the Community Care Licensing Facility.

A lengthy discussion ensued during which the Society complained of the following deficiencies in the 2000 square feet Day Care Centre located within the Hudson-Marine Plaza office building:

- = a canopy has not yet been installed over the outdoor play area;
- = the entrance door is not properly sitting in its frame and will not close;
- = paint on the bathroom walls is peeling;
- = electric baseboard heaters pose a threat to children in that the heating elements could be touched by children;
- = the heating system is inadequate in the winter and the air conditioning does not work in the warmer months;
- = the outdoor deck area surface is uneven and in rainy weather puddles form.

Mr. MacLean advised that some earlier deficiencies had been rectified by the developers (i.e. flashing has been installed on a door to prevent accumulation of moisture, the sharp edges of gutters have been repaired, and a required fence has been completed) but that the society will not pay its share of operating costs until all of the society's complaints have been attended to.

The project manager for Hudson-Marine Holdings Ltd. maintained the heating is adequate and suggested the City Manager appoint a qualified person to inspect it. He said the developers are not prepared to erect a canopy nor install an epoxy covering on the outside deck and he disagreed that the electric baseboard heaters pose a danger to the children.

Representatives of the Day Care Society reminded the Committee of its recommendation of December 18, 1975 which was approved by Council on January 6, 1976 which read as follows:

" THAT the City proceed to carry out repairs and other work necessary to provide a day care centre at the Hudson Marine Plaza which meets the standards required by Provincial and Municipal authorities for day care facilities and that the City withhold the costs of carrying out this work from the day care operating costs the City has agreed to pay the owner; such work to be undertaken by the City beginning on January 30, 1976."

Clause No. 8 Continued

The society requested this recommendation now be implemented, but it was pointed out the City had been awaiting rental revenue from the society to pay for the necessary work.

The amount of the rental payments, however, remains in dispute between the three parties and the City has not received any of its revenue.

It was noted there is nothing in day care regulations requiring a canopy but the representative of the Day Care Licensing Facility stated, in his opinion, such a canopy should be installed (the canopy is estimated to cost approximately \$3200.00).

There was some consideration of the City establishing a maximum expenditure of \$5000.00 to carry out the necessary repairs, but a motion to establish a ceiling on this cost was lost.

A representative of the Legal Services Department referred to a bill (Appendix 1 in the Director of Legal Services' report) and noted Council's original motion was that the City pay the taxes and utilities. He maintained that wages, maintenance, janitorial, elevator and insurance costs should not be included in this bill. It was suggested that the City cannot obtain a firm leasehold on the day care premises until the payment of these charges is resolved.

Members of the Committee expressed their impatience and exasperation on the entire matter of the disagreement involving this day care centre which have been brought before the Committee on several previous occasions.

Following further deliberation, it was

RECOMMENDED

- A. THAT the City proceed forthwith to carry out the following repairs and work at the Shannon Day Care Centre in the Hudson-Marine Plaza:
- i) Install an outside canopy over the deck area;
 - ii) Repair the entrance door so that it will open and close properly with ease;
 - iii) Repaint the bathroom walls;
 - iv) Install protective screens or guards on the baseboard heaters to prevent children from sticking their fingers into the heating units;
 - v) Repair and/or rennovate the heating and air-conditioning systems to provide adequate heat and air conditioning throughout the day care premises year round;
 - vi) Install an epoxy surface to the outdoor deck area to provide a smooth even surface which will prevent the formation of puddles.

All of the above to the satisfaction of the Community Care Licensing Facility and that the sources of funds for this immediate work not be from revenue from the Day Care Society but that such revenue owed to the City by the Society, when it is eventually paid, be used to recover the costs of the above noted work.

Clause No. 8 Continued

- B. THAT the Director of Legal Services resolve the dispute with Shannon Day Care Centre Society and Hudson-Marine Holdings Ltd. regarding the payments for utilities, using litigation if necessary, and report back to the Community Services Committee.
- C. THAT the City pay the taxes chargeable against the day care premises contained in the Hudson-Marine Plaza.

INFORMATION

9. City Involvement in Police and Community Services Project in Southeast Vancouver

The Committee had before it for consideration a Manager's Report dated April 14, 1976 (copy circulated) in which the Chief Constable and the Director of Social Planning gave an informational progress report on the community police experiment in southeast Vancouver for which planning began in April 1975 and implementation came in January 1976.

Representatives of the Chief Constable, other members of the Police Department and representatives of the probation and corrections services, along with members of the Social Planning Department, appeared before the Committee to review the report.

It was pointed out the community policing experiment represents a major change in an approach to policing and that there is another year remaining on the experiment.

The project is now on its fifth month of operation and those appearing before the Committee stated it is their anticipation the experiment will prove successful.

The team policing method is currently being tried in six areas of the City and the decision as to expanding this police approach to the entire City will be made at the end of March 1977, when the experiment concludes.

The Committee inquired whether this team policing approach is effective in the prevention of breaking and entering in private homes, it being pointed out the last police report showed a considerable increase in such crimes in the City. A representative of the Police Department stated the answer to this question could best be provided at the end of the team policing experiment when figures on the effectiveness of this approach will be provided.

Following discussion, it was

RESOLVED

THAT the Manager's Report dated April 14, 1976 on the City's involvement in police and community services project in the Southeast Vancouver be received.

The meeting adjourned at approximately 5:05 P.M.

VIII

REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

MAY 21, 1976

A Special meeting of the Standing Committee of Council on Community Services was held at approximately 7:30 P.M. on Friday, May 21, 1976, in the Vancouver Police Board Room, Fourth Floor, Public Safety Building, 312 Main Street.

PRESENT: Alderman Rankin, Chairman
Alderman Boyce
Alderman Sweeney
Alderman Volrich

ABSENT: Alderman Marzari

ALSO PRESENT: Minister of Health Services,
The Hon. R. McClelland
Provincial Alcohol & Drug Commissioner,
Mr. J. Russell
Provincial Alcohol & Drug Commission
Chairman, Mr. Bert Hoskin
Provincial Alcohol & Drug Commission's
Dr. Christine Rogers
Provincial Health Services'
Dr. John Smith
Vancouver Medical Health Officer,
Dr. G. H. Bonham
Vancouver Police Deputy Chief Constable,
Mr. R. J. Stewart
Vancouver Police Inspector Wm. Baird
Vancouver Police Staff Sergeant G. Barrett
City Jail Physician, Dr. J. MacKenzie
Former City Jail Physician, Dr. S. Croft
City Chief Property Management Officer,
Mr. J. Cotgrave

COMMITTEE CLERK: H. Dickson

INFORMATION

1. Establishment of Detoxification Facility at China Creek Park

The Community Services Committee of Council, at its meeting on March 18, 1976, after noting that no progress had been made by the Provincial Government to establish a detoxification centre at China Creek Park, in accordance with City Council's motion of May 28, 1974 (copy of minute circulated), passed the following resolution:

"THAT the Community Services Committee seek a meeting with the Minister of Health at the earliest convenience to discuss detoxification centres; that the Medical Health Officer and Police be invited to attend the meeting; and that, if possible, the meeting be held on a Friday evening at the Vancouver Police Board Office, 312 Main Street."

There was a wide ranging discussion on the general topic of the City police involvement with intoxicated persons during which the Chairman and members of the medical profession stressed that an alternative and more humane approach to this problem must be pursued.

Clause No. 1 Continued

Police stated they do not feel they should be responsible for the 24-hour a day care of chronically ill alcoholics, many of whom, the police stated, are drinking themselves to death.

Existing jail facilities are adequate for holding a belligerent intoxicated person but there are no rehabilitation resources at the jail whatsoever.

A statistical report dated May 17, 1976 (copy circulated) was presented by the police to the meeting. It was noted that in 1975 the police booked and processed a total of 35,741 persons, of which 14,500, or nearly half the total, were held for being in a state of intoxication in a public place.

Members of the medical profession representing the City stressed there are no facilities to treat these sick persons and that what is required is a new facility which can hold for treatment a significant proportion of persons picked up by the police for being intoxicated.

It was noted that unless these persons can be held for treatment, the existing detoxification centres are ineffective in treating the more seriously afflicted alcoholics who will not remain voluntarily for treatment.

On the question of who would make the decision to hold an intoxicated person for treatment, the Medical Health Officer suggested a police officer would decide to take an intoxicated person to a detoxification centre and that the manager of the centre should have the legal right to hold the person for 24 hours during which time a physician could examine the person and make a medical decision as to whether the person should be held longer for treatment.

(At this point the meeting adjourned for approximately one-half hour and members of the Police Department escorted those present on a tour of the jail facility during which a number of intoxicated persons held in the jail were observed.)

At the resumption of the meeting, the Minister of Health Services told the Committee he understands and appreciates the need to hold persons for treatment, but pointed out this raises a legal problem which will require new legislation to overcome.

The Chairman replied such persons are held now under the Summary Convictions Act and suggested that a new section could be incorporated into this act to the effect that "a director of a detoxification centre shall hold such person for a period of 24 hours during which a physician shall examine such person and determine whether further detention is required for rehabilitation purposes.....".

The Medical Health Officer pointed out a similar process is now followed for mentally ill persons who are a danger to themselves or others and that the situation with alcoholics is similar.

At this point the Minister of Health Services reminded those present the proposed China Creek centre was to have initially been a 20-bed unit and that instead, the new Pender Street detoxification centre containing 24 beds has been opened and the Department of Health has also provided funds to allow continued operation of the Salvation Army detoxification centre on Cordova Street.

Clause No. 1 Continued

In response, it was stated the missing component is a facility for those chronic alcoholics who are incapable of voluntarily accepting treatment.

The Minister stated it is his opinion that the next step in this field for the Provincial Department of Health Services should be the establishment of a long term residential treatment centre. He explained such centres are operated in hospitals in Edmonton, Alberta and that he is interested in seeing similar operations established in British Columbia.

The Chairman of the Alcohol and Drug Commission added that the commission is recommending a long term residential treatment centre be established in the Fraser Valley if funds are available.

On the matter of legislation to allow authorities to detain alcoholics for treatment, the Minister told the Committee he would discuss it with the Attorney-General and ask the Social Services Committee of the Provincial Cabinet to consider this matter as soon as possible.

It was pointed out that existing detoxification centres are not designed for holding purposes and that if new legislation is brought in, a new type of centre will be required.

The Minister was asked if the residential treatment centre the Department of Health Services is proposing will be a voluntary or compulsory treatment centre, and the Minister reiterated his statement that he would seek the necessary legislative changes to permit detention for treatment.

The meeting adjourned at approximately 9:30 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 212

REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

May 25, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in the Council Chambers, Third Floor, City Hall, on Tuesday, May 25, 1976, at approximately 7.30 p.m.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Cowie
Alderman Harcourt
Alderman Kennedy

ALSO PRESENT: Alderman Boyce
Alderman Rankin

CLERK TO THE
COMMITTEE: M. L. Cross

RECOMMENDATION

1. Fairview Slopes Policy Plan.

The Committee considered a report of the City Manager dated May 18, 1976 forwarding a report of the Director of Planning dated May 4, 1976. (Copies circulated).

The Chairman outlined the planning process whereby in April 1975 Council appointed a Fairview Planning Committee who have met weekly to discuss and establish the policies they feel should constitute the statement of planning intent for the Fairview Slopes.

Mr. D. Cornejo, Fairview Area Planner, described the physical and social characteristics of the 16 block area bounded by 6th Ave. on the north, Hemlock Street on the west, Ash Street on the east and 8th Avenue on the south. He provided a general summary of the planning issues.

Mr. R. Sterne, Chairman of the Fairview Planning Committee, outlined the following objectives on which the Policy Plan is based:

" IV Planning Objectives

A close examination of the above issues has enabled the Fairview Planning Committee to evolve the following objectives on which the Policy Plan is based:

- 1) Preserve and strengthen the small scale residential character of the Fairview Slopes, while allowing appropriate commercial development.
- 2) Encourage the continuation of a mixture of new and old buildings.
- 3) Encourage the retention of existing plants and trees and promote high-quality landscape development as part of all development, whether new or renovation.
- 4) Reduce the impact of Central Broadway development.

Clause No. 1 Continued.

- 5) Maintain view corridors down existing streets and avenues, and generally have views from the street into and, where possible, through new development.
- 6) Optimize view potential for existing units and for those in new developments.
- 7) Ensure that physical improvements are undertaken very soon, as for example, appropriate lighting, paving, curbs, lanes, sidewalks, and underground wiring.
- 8) Reduce the impact of vehicular traffic and non-resident parking within the residential streets.
- 9) Promote the development of functional parks and open spaces to service the needs of current and future residents.
- 10) Set in motion the procedures necessary to ensure that a reasonable number of co-operative residential developments are constructed in the Fairview Slopes over the next 5 years to help replace low-cost units lost through redevelopment.
- 11) Ensure that Fairview Slopes residents, property owners, and business persons have a continuing formal involvement in the decision-making relating to planning and development issues in the Fairview Slopes."

Mr. Cornejo, representing the Planning Department's view and Mr. Sterne, representing the Fairview Planning Committee's view, in turn discussed each of the five major sections of the report (i.e. Land Use/Urban Design; Housing and Social Mix; Traffic, Transportation and Related Physical Improvements; Parks and Open Space and Community Services) detailing for each section the specific planning issues, the Committee's recommendations and the Planning Department analysis leading to the recommendations.

Messrs. R. Boyes and K. Dobell presented the Engineering Department comments on the various sections and Mr. Cornejo advised the Committee of the comments of other Departments involved.

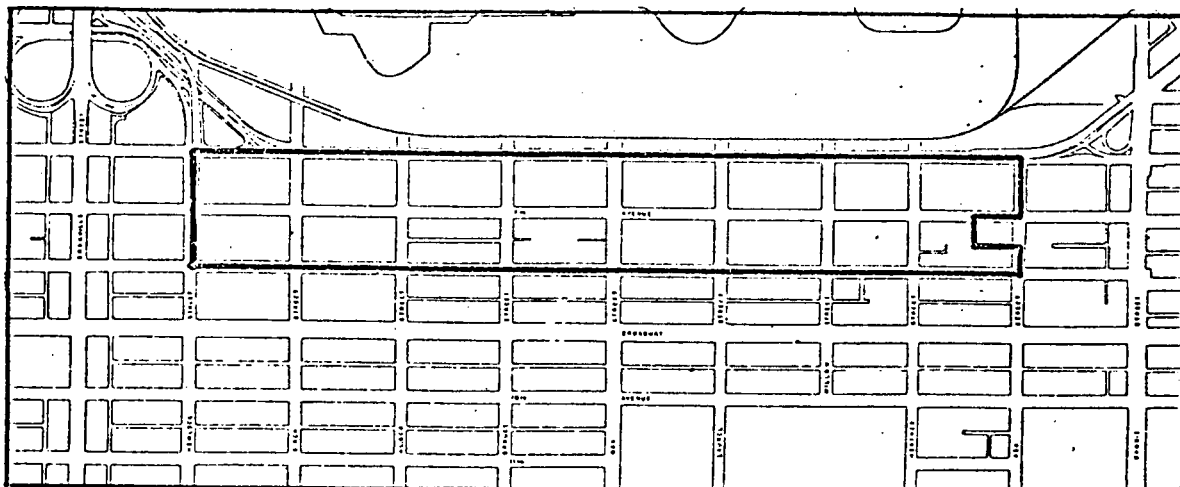
Delegations were heard during the discussion of each major section (see below) followed by discussion by the Standing Committee of the issues and recommendations.

The recommendations of the Director of Planning, and the Policies referred to therein are as follows:

- "(1) THAT Council adopt Policies 1, 2,3 (as amended in this report), 5,6,7,8,9,10,11,12 (excluding (q)), 15,16,17,18,19 and 20 and instruct the Director of Planning to prepare a modified CRM District Schedule based on these policies and apply for rezoning.

Policy 1. The CRM-2 and CRM-3 District Schedules of the Zoning and Development By-law should be deleted, and the area bounded by Hemlock, 8th Avenue, Ash and 6th Avenue, as outlined in Map 1 below, should be re-zoned to a modified CRM schedule. This modified schedule should be based on the following policies and design criteria. In the consideration of a specific development, judgement may be required regarding the relaxation of some criteria. However, all policies and design criteria should be taken into account in the analysis of development permit applications.

Clause No. 1 Continued.



Map 1 - FAIRVIEW SLOPES
proposed commercial/residential zone

Existing Houses

Policy 2. The retention of existing houses should be encouraged.

Policy 3. Appropriate commercial uses, in accordance with Policy 11
sub-area land use guidelines, should be allowed in a house
existing on January 1, 1975, subject to the house being
restored to a reasonable degree to its original character,
and a suitable high quality landscaping scheme being carried
out. Exceptions to this policy could be made for Heritage
Category A or B buildings, in which case up to 100%
commercial use could be permitted subject to the aforementioned
conditions. (Underlining denotes amendment).

Policy 5. A residential addition of up to 20% of the floor area existing January 1, 1975 should be allowed as an outright use for a house used entirely for residential purposes.

Policy 6. The basement and attic areas of a renovated house should not be included in the calculation of allowable floor space.

Policy 7. The total floor area of a house renovated for residential purposes, including additions approved within the context of Policy 5, should be excluded in the calculation of parking requirements.

Policy 8. Parking and loading bay requirements for commercial office uses in converted houses may be waived or relaxed where there is no rear access.

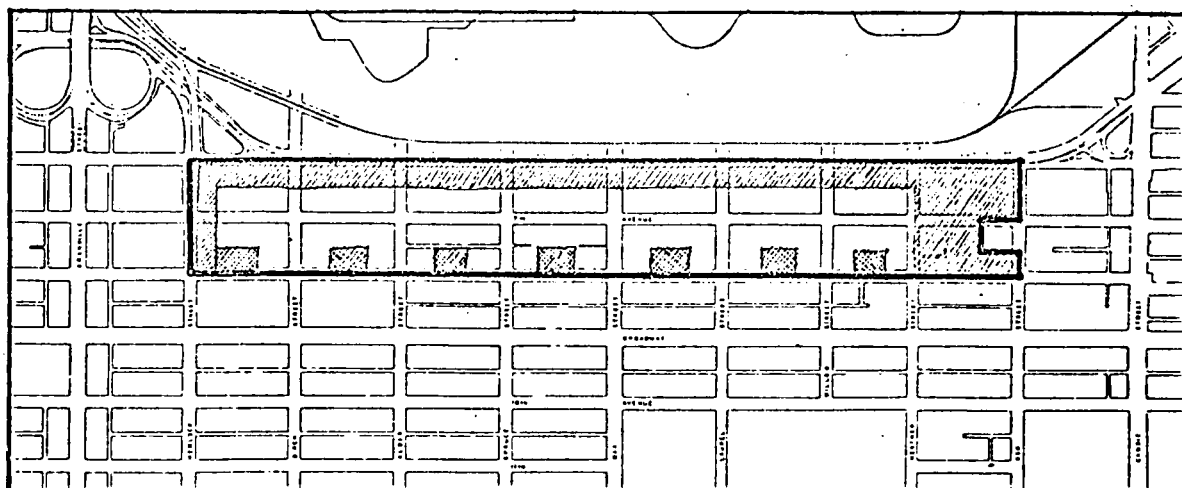
Policy 9. The retention and renovation of an existing house or houses in the final design of a development scheme should be regarded as a significant positive feature in the analysis of a development permit application.

New Development


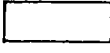

Policy 10. Density. The outright floor space ratio should be 0.60 and the maximum permitted floor space ratio should be 1.5 on a conditional basis subject to close adherence to the design criteria set out in Policy 12.

Policy 11. Uses Permitted. The residential uses as stated in the current CRM-2 District Schedule should be included in the proposed modified CRM schedule. However, all commercial uses should be conditional and be limited to offices, retail, business or undertaking which in the opinion of the Director of Planning will not generate noises, odors, vehicular traffic or other factors incompatible with adjoining residential uses or the residential character of the neighbourhood. In addition, uses or mixture of uses permitted should be in accordance with the following guidelines (see also Map 2):

Clause No. 1 Continued.



Map 2 - FAIRVIEW SLOPES
proposed commercial / residential sub-areas

-  - up to 100% commercial use permitted.
-  - up to 15% commercial use permitted.
-  - up to 50% commercial use permitted.

- (Note: (1) 100% residential use is permitted throughout the entire proposed CRM area;
- (2) Renovated houses could qualify for 100% commercial use.)
- (a) A transition zone should be promoted on 6th Avenue, along Hemlock to a point 100 ft. east of Hemlock on both 7th and 8th Avenue, and in the area bounded by Heather, 8th Avenue, Ash, and 6th Avenue. Commercial uses (up to 100% of gross floor area) compatible with the residential character of the slopes as specified in the design criteria should be permitted. However, well-designed residential development, or a mix of commercial and residential uses could also be permitted. This policy is not intended to encourage conversion of existing apartment blocks to commercial use.
 - (b) The residential character of Birch, Alder, Spruce, Oak, Laurel, Willow, the west side of Heather (with the exception of corner lots on 6th Avenue) and of 7th Avenue from Heather to a point 100 ft. east of Hemlock should be reinforced by permitting only residential uses in new developments except where a portion of the new development may not be suitable for residential use, in which case commercial use may be permitted up to a maximum of 15% of gross floor area or 1400 sq. ft., whichever is less. However, renovated houses could still qualify for 100% commercial use.
 - (c) A transition zone should be promoted on 8th Avenue from Heather to a point 100 ft. east of Hemlock by limiting commercial use to 50% of gross floor area or 7500 sq. ft., whichever is less, on the north side of 8th Avenue. However, renovated houses could still qualify for 100% commercial use.

Clause No. 1 Continued.

Policy 12. Design Criteria. New development should be allowed only when it does not conflict with nearly residential development with respect to overall design, scale, style, view preservation, building materials, and use. The following design criteria should apply generally to all new development, but especially to conditional use applications. These design criteria represent a quality control basis upon which to base design judgements and decisions.

Design Criterion (a). In the case where new development is immediately adjacent to a substantially renovated house or a building designated by Council as being in Heritage Category A or B, a 5 ft. sideyard should be maintained in the new development to permit the use of compatible materials facing the existing building and to provide for light penetration, and for plants and trees.

Design Criterion (b). New developments should have views from the street into, and where possible, through the development. The intent is to encourage the provision of semi-public open space in developments in addition to whatever private open space is proposed, and to retain some views to the north.

Design Criterion (c). New developments should be limited to a maximum of 100 ft. frontage of one building in any one development to ensure the continuation of small neighbourhood scale buildings. Exceptions to this design criterion could be earned by applicants who provide view corridors to the north in their designs.

Design Criterion (d). The height of a building should not exceed 35 feet measured vertically above a hypothetical line connecting the north and south property lines; additionally, the height of a building should not exceed 25 feet above the south property line. Height should be calculated from City building grades on all street frontages.

The following may be excluded from the height calculation: sundeck balustrade, planters, roof garden details and architectural appurtenances such as towers, turrets, and cupolas provided they are of an acceptable design and are one-third or less of the width of the building(s) as measured on south elevation drawings.

Mechanical equipment on the top of roofs should be discouraged, and in any case should be within the building height guidelines.

Design Criterion (e). A diversity of physical form and unit types should be maintained and encouraged.

Design Criterion (f). Facades of buildings should present a "broken-up", or non-monolithic, appearance to emphasize small-scale character.

Design Criterion (g). For larger developments, the building faces should be divided into components having different set backs to emphasize the individual residential unit or commercial space.

Design Criterion (h). Building finish materials should be wood, brick, natural stone or other materials of "warm" appearance. Substantial areas of visible concrete should be prohibited as they give a massive, brutal character to the development.

Design Criterion (i). A change in exterior finish (e.g. wood to concrete or stucco, or vice versa) or any other significant change in the exterior aspect of a development should be treated as a major change requiring a new development permit.

Clause No. 1 Continued.

Design Criterion (j). Only small identification signs should be permitted, designed primarily for the pedestrian. These should be either non-illuminated or indirectly or externally illuminated with low-intensity incandescent lamps, with a maximum copy area of 10 square feet. This policy is not intended to permit signs on the street allowance which are otherwise prohibited.

Design Criterion (k). New developments should continue to be required to dedicate the rear of 10 feet of their site for future lane development.

Design Criterion (l). New developments should be required to completely underground all services including telephone, television cable, electricity, etc.

Design Criterion (m). Only one parking space per residential unit should be required.

Design Criterion (n). Parking and loading bay requirements for commercial uses should remain as specified in schedule "B" of the Zoning and Development By-law.

Design Criterion (o). The visual impact of parking garages on the street should be minimized.

Design Criterion (p). A high quality landscaping scheme should be carried out as an integral part of a development.

Design Criterion (r). Infill development should be permitted, subject to the criteria set out for other new development.

Demolitions

Policy 15. Demolition should not be approved of buildings of heritage merit designated by Council as Category A. In the case of Category B buildings, Council approval of the demolition should be obtained.

Policy 16. The Fairview Planning Committee endorses the current City Policy that, except for a condemned building, no demolition of a residential structure is allowed unless a development permit has been approved for the site and working drawings for the purpose of obtaining a building permit are 50% completed in the opinion of the City Building Inspector. However, in addition, the owner of the residential structure should be requested to have tenants remain in units on a 30-day notice after the 120-day formal notice has expired according to the Landlord and Tenant Act, by mutual agreement between the tenant and the landlord.

Development Approval Process

Policy 17. Relocation assistance should be provided by the owner/ developer as an aspect of the redevelopment process to those needing it. This would apply to displaced tenants who are long-term family residents (3 years or more tenancy), senior citizens (55 years of age or older) and low-income persons (\$6,000 for individuals, \$9,000 for families).

Policy 18. Surrounding property-owners and occupants, as well as occupants of the affected property, should be notified of any application for a conditional use development or any development permitted under policy 5.

Policy 19. Development Permit Applications should include more information on neighboring properties than is currently provided. Studies should be made of adjacent structures, sun penetration and shadow effect, location and utilization of open space, view blockage or preservation.

Policy 20. The proposed CRM District Schedule should be administered by the Development Permit Board

In the exercise of its discretion on development proposals for Fairview, the Development Permit Board should give high priority to the guidelines in the Fairview Slopes Policy Plan.

It should be noted that the Fairview Planning Committee will be reporting to Council in early 1976 on the appropriate form of continuing community involvement in planning and development matters.

Clause No. 1 Continued.

- (2) THAT Council receive Policies 4 and 12 (q) relating to bond requirements and refer them to the Directors of Planning and Legal Services for inclusion in their current study on bonds and similar mechanisms for ensuring the completion of conditions of development permit approval.

Policy 4. A condition of approval for developments carried out within the context of Policy 3 should be the posting of a bond to ensure satisfactory completion of the required renovation.

Policy 12 Design Criterion (q) A condition of approval for the development should be the posting of a bond to ensure satisfactory completion of the landscaping work.

- (3) THAT Council adopt Policy 13 relating to land uses on the south side of 8th Avenue and instruct the Director of Planning to include it in the Central Broadway Urban Design Guidelines.

Policy 13. "Residential uses should be encouraged on the south side of 8th Avenue between Hemlock and Heather by limiting commercial uses to 50% of gross floor area in a single development for all developments which exceed 1.0 floor space ratio. Also, in the case where a development extends all the way from Broadway to 8th Avenue, the 8th Avenue portion of the development should be approximately 50% residential."

- (4) THAT Council adopt Policy 14 relating to the Building By-law Board of Appeal and refer it to the Director of Permits and Licenses to be used as a basis for discretion by the Board.

Policy 14. The Building By-law Board of Appeal should note that the retention and renovation of existing houses in the Fairview Slopes is encouraged in the Fairview Policy Plan, and the Board should, therefore, view positively applications for renovations and suitable alterations. (It is understood that these renovations would include bringing the building up to the standards of the By-law).

- (5) THAT Council adopt the policy relating to existing legal non-conforming uses as recommended by the Director of Planning for inclusion in the Fairview Slopes Policy Plan.

Policy The legal non-conforming uses in Fairview Slopes should be allowed to convert to a permitted use only when the building is altered to be compatible with the residential character of the neighbourhood, the proposed uses are within the percentages allowed in the guidelines, and the parking meets the requirements for the particular proposed use, to the satisfaction of the Development Permit Board. Proposals to convert only part of a legal non-conforming building should generally be discouraged as this has the effect of extending the life of the remaining incompatible use.

- (6) THAT Council adopt Policy 21 relating to social housing in the Laurel Street Land Bridge development and refer it to the False Creek Development Group for implementation.

Policy 21. The City should develop the housing portion (approximately 20 units) of the proposed False Creek Land Bridge Scheme at 7th and Laurel for social housing, i.e. housing assisted by grants and/or loans primarily from senior levels of government for varying degrees of capital costs and operating subsidies.

Clause No. 1 Continued.

- (7) THAT Council adopt Policies 22 through 26 (as amended in this report) relating to Social Housing and refer them to the Director of Housing for implementation.

Policy 22. The City should develop city-owned 745 West 7th Avenue for social housing and sell city-owned 1178 and 1352 West 6th Avenue and use the proceeds to purchase and develop other more suitable sites in Fairview for social housing.

Policy 23. The City should purchase suitable additional properties in Fairview and proceed to develop them for social housing.

Policy 24. The City should commit itself to a program of purchasing a minimum of 250 frontage feet for social housing over the next 5 years.

Policy 25. The City should attempt to purchase property with a potential for infill development so that not only social objectives will be pursued, but also so that physical diversity will be enhanced.

Policy 26. The social housing developed through this program should provide a range of unit sizes and prices, in varying building forms, to accommodate primarily families and senior citizens.

(Note: Underlining denotes amendment)

- (8) THAT Council adopt Policies 27 through 32 relating to traffic and transportation and refer them to the City Engineer for implementation.

Policy 27 Non-local traffic should be discouraged from entering the Fairview Slopes and restrictions with the general aim of having 7th and 8th Avenues open but restricted in use and the North/South streets restricted.

Policy 28 Transit service should be provided along 6th Avenue and/or in accordance with providing transit services for False Creek - Area 6.

Policy 29 Through lanes of standard width should be considered the normal ultimate development of lanes on the Fairview Slopes. Dedication and development to meet lane requirements should be required of all subdivisions, rezonings, conditional developments, etc. The City Engineer should consider exceptions to the policy of not opening dead-end lanes where it will assist in attaining the ultimate through lane.

Policy 30 Non-resident parking should be severely curtailed.

Policy 31. Future street improvements should be limited to a maximum width of 32 feet; however, on 8th Avenue a width of 32 to 36 feet, depending on current and projected land-use patterns, should be considered on a per block basis to allow for adequate traffic circulation.

Policy 32 The "Traffic, Transportation, and Related Physical Improvements Design Concept" sketches contained in Appendix A are an illustration of the policy recommendations of the Fairview Planning Committee and should be considered as a base line for commencing (a) detailed architectural planning, followed by (b) engineering designs. The closure of Oak Street and the curb projections on the south side of 8th Avenue should not be considered as part of the base line. The intent at this time is to establish an expanded boulevard on the north side of 8th Avenue.

Clause No. 1 Continued.

- (9) THAT Council adopt in principle Policies 33 through 37 relating to street improvements and refer them to the City Engineer in consultation with the Directors of Planning, Finance and Legal Services for report back on cost estimates and recommendation on the feasibility of development levies or other possible sources of funds for carrying out the desired improvements.

Policy 33. The paving and sidewalks on the Fairview Slopes should be upgraded, and the streets curbed. Where costs permit, the materials used should be of interesting texture and "warm" appearance. Minor modifications could have a significant effect, as, for example, the use of a strip of brick instead of a strip of concrete to fill any space between curb and sidewalk.

Policy 34. Pedestrian scale incandescent lighting should be installed preferably as a replacement of the existing tall mercury lights, or, less desirably, as an addition to the existing lamp standards. Pendant fixtures of the type used on West Broadway would be very suitable. So would the old-fashioned metal standard Vancouver street lights.

Policy 35. All services (electricity, telephone and cable) should be underground.

Policy 36. The cost of any improvements to the Fairview Slopes which primarily benefit regional visitors to the area (for example, those that benefit Central Broadway or the False Creek area) should be borne by the City.

Policy 37 To effect the foregoing improvements the Fairview Slopes should be divided into sub areas of a size consistent with normal local improvement procedures, and the upgrading undertaken through the local improvement procedures on Council initiative.
~~the local improvement procedures on Council initiative.~~

- (10) THAT Council adopt Policies 38 and 39 relating to neighbourhood parks and pedestrian paths and instruct the Director of Planning and the City Engineer to report back jointly on implementation, after consultation with the Parks Board, including consideration of development levies as a possible source of funds, after consultation with the Parks Board, and the Directors of Finance and Legal Services.

Policy 38 The two neighbourhood parks proposed at Spruce Street and the Laurel Street pedestrian bridge should be developed concurrently with the development of the bridge.

Policy 39. Spruce and Laurel Streets sidewalks should be developed as attractive, park-like paths linking Broadway, the Fairview Slopes, and the park on the city-owned land in False Creek.

- (11) THAT Council adopt Policy 40 relating to a tree planting scheme and instruct the City Engineer to report back on implementation after consultation with the Parks Board.

Policy 40. To emphasize the residential character of the Fairview Slopes, and to replace the greenery lost to redevelopment, a major tree planting scheme should be carried out in conjunction with the street improvements.

Clause No. 1 Continued.

- (12) THAT Council adopt the policy recommended by the Director of Planning relating to the provision of the required additional parks in Fairview as funds become available, for inclusion in the Fairview Slopes Policy Plan.

Policy In view of the fact that the community and neighbourhood park requirement for Fairview Slopes is about 9 acres, and recognizing that there is a deficiency of about 5.5 acres, the remaining park requirement should be provided as funds become available.

- (13) THAT Council adopt Policy 41 (as amended in this report) relating to pedestrian-oriented community facilities for inclusion in the Fairview Slopes Policy Plan.

Policy 41. To ensure that pedestrian-oriented community facilities are available to Fairview Slopes residents, the False Creek Area Six facilities should be built as planned and the community space proposed as part of the Laurel Street Land Bridge should be included in the total development of that site. (Underlining denotes amendment)

- (14) THAT Council instruct the Director of Planning and the Fairview Planning Committee to report back on the appropriate form of continuing community involvement in planning and development matters in the Fairview Slopes."

The delegations (and the section of the report to which they were speaking) were as follows:

Mr. E. J. Scroggs, of Diamond Neon Ltd. spoke to Recommendation 5; the policy with respect to legal non-conforming uses. He objected to the policy because as a non-conforming use he would be unable to sell his property for anything else but his non-conforming use i.e. manufacturing. He also objected because he was not able to add to the building to provide offices.

Mr. D. Cartwright, Chairman of the Fairview Resident Home-owners' Association (Recommendation 1 - Policy 3) would like to see a diversity of buildings in the area and is in favour of allowing 100% commercial use in existing houses rather than the percentages proposed by the Planning Department.

Mrs. M. Currie, Secretary Treasurer of the Fairview Property Owners' Association and a member of the Fairview Planning Committee, also supported the 100% commercial use.

Mr. S. Portner, a tenant member of the Fairview Planning Committee noted that many houses were converting to commercial without the benefit of permits. He also endorsed the social housing Policies 21-26 in Recommendations 6 and 7.

Mr. Warren Waters presented a petition containing 267 signatures stating that they could not support the Fairview Slopes Policy Plan because "it would result in the eviction of all the low and middle income residents of the neighbourhood".

Clause No. 1 Continued.

Ms. J. Swanson urged the Committee to adopt Policies 21 through 26 and protect the people who live in Fairview Slopes by purchasing enough additional property to house every remaining Fairview Slopes tenant.

Mr. Doug Laalo of the Vancouver Tenants Federation supports Policy 23 and the residents request for housing for all the existing tenants of the Fairview Slopes.

Mr. Shawn Lee submitted a letter to the Chairman from Ms. Rosemary Brown, M.L.A. stating that she strongly endorses the recommendation of the Housing Committee that replacement housing should be built for residents of Fairview Slopes who will be replaced for redevelopment and urges the Committee to adopt Policies 21-26.

RECOMMENDED

- A. THAT the foregoing Policies 1, 2, 3, 5, 6, 7, 8, 9, 10, 11, 12 (excluding 12 q), 15, 16, 17, 18, and 19 be adopted and the Director of Planning instructed to prepare a modified CRM District Schedule based on these policies and apply for rezoning.
- B. THAT Policy 20 be deferred for consideration by the Committee after the report on the six month's review of the operation of the Development Permit Board is received.
- C. THAT Policies 4 and 12 (q) relating to bond requirements be referred to the Directors of Planning and Legal Services for inclusion in their current study on bonds and similar mechanisms for ensuring the completion of conditions of development permit approval.
- D. THAT Policy 13 relating to land uses on the south side of 8th Avenue be adopted and the Director of Planning instructed to include in the Central Broadway Urban Design Guidelines.
- E. THAT Policy 14 relating to the Building By-law Board of Appeal be adopted and referred to the Director of Permits and Licenses to be used as a basis for discretion by the Board.
- F. THAT the policy relating to existing legal non-conforming uses be referred back to the Director of Planning for further study and report.
- G. THAT Policy 21 relating to social housing in the Laurel Street Land Bridge development be adopted and referred to the False Creek Development Group for implementation.
- H. THAT Policies 22 through 26 relating to social housing be adopted and referred to the City Manager for implementation.
- I. THAT Policies 27 through 32 relating to traffic and transportation be adopted and referred to the City Engineer for implementation.

Clause No. 1 Continued.

- J. THAT Policies 33 through 37 relating to street improvements be referred to the City Engineer, in consultation with the Directors of Planning, Finance and Legal Services, for report back on cost estimates and recommendation on the feasibility of development levies or other possible sources of funds for carrying out the desired improvements.
- K. THAT Policies 38 and 39 relating to neighbourhood parks and pedestrian paths be adopted and the Director of Planning and City Engineer be instructed to report jointly on implementation, including consideration of development levies or other possible sources of funds, after consultation with the Parks Board and the Directors of Finance and Legal Services.
- L. THAT Policy 40 relating to a tree planting scheme be adopted and the City Engineer be instructed to report on implementation after consultation with the Park Board.
- M. THAT the policy relating to the provision of the required additional parks in the Fairview Slopes as funds become available, be adopted for inclusion in the Fairview Slopes Policy Plan.
- N. THAT Policy 41 relating to pedestrian-oriented community facilities be adopted for inclusion in the Fairview Slopes Policy Plan.
- O. THAT the Director of Planning and the Fairview Planning Committee report back on the appropriate form of continuing community involvement in planning and development matters in the Fairview Slopes.

The Meeting adjourned at 11.15 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 212-213

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

May 27, 1976

A meeting of the Standing Committee of Council on Planning and Development was held in No. 1 Committee Room, Third Floor, City Hall, on Thursday, May 27, 1976, at approximately 1:00 p.m.

PRESENT: Alderman Bowers, Chairman
Alderman Bird
Alderman Cowie
Alderman Harcourt
Alderman Kennedy

CLERK TO THE COMMITTEE: M.L. Cross

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RECOMMENDATION

1. Proposed Area Development Plan Area 10A - False Creek

The Committee considered a report of the City Manager dated May 20, 1976, forwarding a draft Area Development Plan for Area 10A in False Creek (copies circulated).

Mr. L. Coe of the Planning Department briefly described the various aspects of the Area Development Plan.

Messrs. G. Hamilton and L. Doyle, Architects for the B.C. Central Credit Union, with the aid of a model and perspective drawings, described the Credit Union's development which is integrated with the National Harbours Board property.

The City Engineer stated that there were some concerns he would like an opportunity to review before the Area Development Plan is referred to a Public Hearing.

Discussion followed with respect to the provision of landscaping and assurances that the amount indicated on the drawings will be provided. It was agreed that item 4 of the Public Open Space section of the Draft Area Development Plan should be revised to read, "All public open space shall be landscaped so as to encourage public use and enjoyment, and shall be designed in consultation with the Park Board."

RECOMMENDED

THAT the Director of Planning be instructed to make application to establish an Area Development Plan for Area 10A in False Creek and refer such application to a Public Hearing, subject to any amendments necessary to satisfy the concerns of the City Engineer.

FOR COUNCIL ACTION SEE PAGE(S) 214